



**MINUTES OF THE
APRIL 21, 2026
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th 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, Denny, and Herron were present with Mayor Sayers presiding. Councilmembers Bell and Williamson were absent.

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 April 7, 2026 City Council meeting draft minutes and Councilmember Handley seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

PROCLAMATIONS

Arbor Day
Take Action for Autism Weekend
Building Safety Month
Compost Awareness Week

CONSENT AGENDA

1. Acceptance for maintenance
 - a. Acceptance of the Stoneridge North, First Plat public improvements for maintenance
This project constructed public street, stormwater, and streetlight improvements in the Stoneridge North, First Plat subdivision. Construction also included widening the pavement, installing new guardrails, and grading roadside ditches along 83rd Street to accommodate new turn lanes into the subdivision. The work was privately funded.
 - b. Acceptance of the Woodsonia Drive Special Benefit District Phase I Project for maintenance

This project constructed Woodsonia Drive from approximately 100 feet north of 87th Street to 2,008 feet south of 83rd Street. Improvements included 575 feet of two-lane collector street construction, sidewalks, trail, and streetlights. The Woodsonia Drive Special Benefit District funded these improvements.

3. Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Stoneridge North, Fifth Plat
This 34-lot duplex residential neighborhood is on 11.43 acres, located near the northeast corner of 83rd Street & Landon Street. Easements and right-of-way are being dedicated to the City as part of the final plat.
4. Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Enclave at Twin Creeks Final Plat
The 50-lot single-family residential neighborhood is on 33.9 acres, located near the northwest corner of 83rd Street & Clare Road. Easements and rights-of-way are being dedicated to the City as part of the final plat.
5. Approval of an agreement with Kimley-Horn for preliminary engineering services for the Little Mill Creek Park Improvements Project
The project will reconstruct Cottonwood Street, the primary roadway serving the Municipal Services Center and Little Mill Creek Park, with concrete pavement designed to support frequent heavy-duty vehicle traffic and add a new parking lot. Staff selected Kimley-Horn to complete preliminary engineering services for a total cost of \$94,500.
6. Resolution providing notice and calling for a public hearing to appear and show cause why the structure at 12601 W. 95th Street (commonly known as the Radisson Hotel) should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure in accordance with K.S.A. 12-1750 et seq.
The Radisson Hotel is currently condemned due to several building code and property maintenance violations. The proposed resolution sets a public hearing for June 16, 2026, should the property remain unsafe and unfit for human occupancy.
7. Resolution terminating the lease agreement with Stantine-113th KS Properties, LLC and conveying certain real and personal property associated with the City's industrial revenue bonds (Building 3, Lenexa Logistics Centre South)
In 2015, the City issued \$7 million in industrial revenue bonds (IRBs) and approved a tax abatement for a commercial/warehouse facility located at 16900 W.113th Street in the Lenexa Logistics Centre South business park. The abatement ended in 2025 and the proposed resolution authorizes the Mayor and City staff to execute all documents necessary to terminate the IRBs.

END OF CONSENT AGENDA

Item 2 was removed from the Consent Agenda by a member of the public.

Councilmember Charlton made a motion to approve items 1 and 3 through 7 on the Consent Agenda and Councilmember Herron seconded the motion. Motion passed unanimously.

REGULAR BUSINESS

2. Bid award to Total Electric for the City Center Decorative Streetlight & Sign Post Improvements Project
This project replaces existing decorative post-top streetlights in the City Center area. Total Electric bid \$83,114 to construct the project.

Tim Green, Deputy Community Development Director/City Engineer, said this is a bid award for a contractor to replace aging streetlight heads in City Center (primarily in the east and north areas), noting most are nearing 15 years old. He added that the project is being expedited with the goal of completion prior to the World Cup.

Councilmember Nicks made a motion to approve Item 2 and Councilmember Denny seconded the motion. Motion passed unanimously.

BOARD RECOMMENDATIONS

8. Ordinance approving a 10-year special use permit for a daycare, general use known as Bean Babies Daycare located at 9248 Noland Road in the RP-1, Planned Residential Single-Family (Low-Density) District
The applicant proposes to continue to operate a daycare caring for up to 12 children, which would fall under the daycare, general use and require a special use permit in the RP-1, Planned Residential Single-Family (Low-Density) District.

Stephanie Sullivan, Planning Manager, presented the request for a 10-year special use permit (SUP) renewal for Bean Babies Daycare, an in-home daycare near 93rd Street & Noland Road in a residential RP-1 zoned area. She noted the daycare, operating since 2015, qualifies as a “daycare general” use with up to 12 children and is consistent with the Comprehensive Plan.

Ms. Sullivan highlighted traffic considerations, noting Noland Road is a no-parking zone and that all drop-offs/pickups must occur in the driveway, with parents instructed to stagger arrivals or park elsewhere if needed. She said both staff and the Planning Commission recommended approval.

Councilmember Eiterich confirmed the request is consistent with the prior 10-year SUP and expressed support.

Councilmember Charlton confirmed the daycare would serve the same number of children as the prior SUP.

Councilmember Herron expressed support citing compatibility with the neighborhood and the daycare’s established presence.

Councilmember Denny made a motion to approve Item 8 and Councilmember Eiterich seconded the motion. Motion passed unanimously.

9. Consideration of a preliminary plan/plat and special use permit for a daycare, commercial use known as Primrose School located at 16990 W. 86th Street in the CC, Planned City Center District

- a. Ordinance approving a permanent special use permit for a daycare, commercial use known as Primrose School
- b. Approval of a preliminary plan/plat for Primrose School

The applicant proposes to construct and operate a 14,896 square foot daycare caring for up to 186 children, which would fall under the daycare, commercial use and require a special use permit in the CC, City Center District.

Ms. Sullivan presented the request for a permanent SUP and preliminary plan for Primrose School, a commercial daycare serving up to 186 children (ages 0–5) with approximately 30 employees. She explained that the 15,000-square-foot, two-story building is proposed in the City Center zoning district near the AdventHealth campus and is consistent with the Comprehensive Plan. She showed the location and aerial maps, as well as a site plan comparison between the 2019 concept plan and the 2025 preliminary plan.

Ms. Sullivan talked about the project having minimal traffic impacts due to on-site parking that exceeds code requirements and a safe drop-off design. She reviewed the proposed operations and added that the plan includes pedestrian connections, playgrounds, a public amenity area, and a retaining wall with landscaping to address grade changes and presented renderings from different viewpoints.

Ms. Sullivan discussed the requested deviation to increase the building setback from 15 to 25 feet, saying staff supported the request due to site constraints and public space needs. She said both staff and the Planning Commission recommended approval of the SUP and the preliminary plan.

Councilmember Handley said he liked the look and use of the project and he appreciated the trail tie-in, noting that the deviation also made sense. He asked if that much parking is needed and asked staff to keep shared parking in mind as the area develops.

Councilmember Eiterich said she was happy to see this in City Center and asked what the public amenity area would include, citing concern for its proximity to the playground. Ms. Sullivan said final details are to be determined but confirmed that there would be privacy fencing and landscaping surrounding the playground and the amenity would be a seating area.

Councilmember Nicks asked to see a rendering of the building from the west and the applicant responded that the west side has not been developed in renderings yet. He asked about the retaining wall height and Ms. Sullivan said they can be five-foot-tall per tier. He confirmed that the Governing Body would review the final plan and that the trail connects to the Parkhurst neighborhood.

Councilmember Charlton made a motion to approve Item 9a and Councilmember Denny seconded the motion. Motion passed unanimously.

Councilmember Nicks made a motion to approve Item 9b and Councilmember Charlton seconded the motion. Motion passed unanimously.

10. Approval of a final plan for a mixed-use development known as The Rise located in City Center Lenexa East Village at the southeast corner of 87th Street Parkway & Renner Boulevard in the CC, Planned City Center District - **ITEM CONTINUED TO THE MAY 19, 2026 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST**

Item 10 was continued to the May 19, 2026 City Council meeting at the applicant's request.

11. Consideration of a revised preliminary plan and final plat for a mixed-use development known as Vista Village North/Vista Village, 4th Plat located at the southeast corner of Prairie Star Parkway & Ridgeview Road in the PUD, Planned Unit Development District
 - a. Acceptance of a drainage easement as shown on Vista Village, 4th Plat
 - b. Approval of a revised preliminary plan for Vista Village North

The applicant proposes a revised preliminary plan for the commercial area with 34,950 square feet across seven buildings at the northwest corner of the Vista Village development and requests acceptance of a drainage easement.

Ms. Sullivan presented a revised preliminary plan for Vista Village North and a plat for a drainage easement at the 48-acre mixed-use Planned Use Development (PUD) site at Prairie Star Parkway & Ridgeview Road. She talked about how the revision to the preliminary plan focuses on the northwest quadrant, increasing retail/restaurant buildings from three to seven and expanding that area from approximately 19,000 to 35,000 square feet, while the overall site totals remain similar to the 2022 plan.

Ms. Sullivan presented a site section drawing reflecting grade changes across the development, renderings of the proposed buildings that meet the design guidelines for the development, and a landscape plan. She explained that parking is slightly below Code by seven spaces, which staff supports due to shared-use patterns across the residential and commercial components. The plan includes landscaping, pedestrian connections, retaining walls to address grade changes, and preservation of a fire access easement.

Ms. Sullivan said staff recommended approval with a condition requiring development of a corner amenity tied to future building construction and the Planning Commission also recommended approval.

Camille Christy, West Star Development, said they were proud of the plan and excited to get started on this phase of the development.

Councilmember Handley asked about the landscaping and Ms. Sullivan said that what is shown is only preliminary, but staff will make sure the final plan meets the requirements. He talked about concerns with including the duplexes in the parking analysis and paying attention to the landscaping plan as the final plan develops.

Councilmember Charlton asked if the fire access lane could be used by the development and not just the Fire Department. Ms. Christie said it loops around and could be used.

Mayor Sayers asked if bike rental was still planned for inclusion and Ms. Christie said that one of the tenants is a bike shop that will provide that service.

Scott McCullough, Community Development Director, clarified that the corner amenity must be planned and constructed before a temporary certificate of occupancy is issued for whichever of the two most northwestern buildings is constructed first.

Mayor Sayers talked about being excited to move into this next phase of the development.

Councilmember Handley made a motion to approve Item 11a and Councilmember Eiterich seconded the motion. Motion passed unanimously.

Councilmember Nicks made a motion to approve Item 11b and Councilmember Charlton seconded the motion. Motion passed unanimously.

NEW BUSINESS

There was no new business.

COUNCILMEMBER REPORTS

There were no councilmember reports.

STAFF REPORTS

Beccy Yocham, City Manager, said there would be no Committee of the Whole meeting next week.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

Mike Feller
Gene Senesac

ADJOURN

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

The meeting adjourned at 7:55 PM.

/s/ Jennifer Martin
City Clerk