



Agenda

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

**OCTOBER 20, 2026
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

APPROVE MINUTES

October 6, 2026 City Council meeting draft minutes
(located in the Appendix)

MODIFICATION OF AGENDA

CONSENT AGENDA

Item Numbers 1 through 2

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 of utility and drainage easements as shown on Viracor, Second Plat

Viracor, Second Plat is a single-lot subdivision for a manufacturing and lab, analytical/experimental use. The plat combines an existing lot and unplatted property into a single 21.23-acre lot located at the northeast corner of 99th Street & Ridgeview Road. Utility and drainage easements are being dedicated to the City as part of this final plat.

2. Ordinance levying special assessments for various public improvements associated with the 99th Street & Woodsonia Drive Special Benefit District

This proposed ordinance will levy special assessments for public improvements associated with the 99th Street & Woodsonia Drive Special Benefit District located at the southeast corner of K-7 Highway & Prairie Star

Parkway. The maximum proposed cost for the public improvements is \$10.6 million.

END OF CONSENT AGENDA

PUBLIC HEARINGS

3. Consideration of a right-of-way vacation located at the northeast corner of Prairie Star Parkway & Wild Rose Lane
 - a. Public hearing to consider a request to vacate right-of-way
 - b. Ordinance vacating right-of-way

This application is to vacate right-of-way that is not needed for any existing portion, extension, or expansion of the public street.

BOARD RECOMMENDATIONS

4. Consideration of a revised preliminary plan for St. James Academy Cultural Arts Center & Future Additions located at 24505 Prairie Star Parkway in the R-1, Residential Single-Family District

The applicant proposes a revised preliminary plan for additions to the St. James Academy campus consisting of a total of 45,851 square feet and a parking lot expansion with 25 additional parking spaces.
5. Consideration of a rezoning, special use permit, and preliminary plan for WaterOne for a mining and quarrying operation on property located at 10401 Renner Boulevard

- a. Ordinance rezoning property from the BP-1, Planned Business Park District to the BP-2, Planned Manufacturing District
- b. Ordinance approving a five-year special use permit
- c. Approval of the companion preliminary plan

The applicant is requesting approval of a rezoning, special use permit, and preliminary plan for a mining and quarrying operation located at the southeast corner of K-10 Highway & Renner Boulevard.

NEW BUSINESS

6. Consideration of action items regarding the Seven Hills Lake Stormwater Improvement Project

- a. Resolution amending the fiscal year 2026-2030 Capital Improvement Program to combine the Seven Hills Lake Stormwater Improvements Project, Phase 1 and the Seven Hills Lake Stormwater Improvements Project, Phase 2 into the Seven Hills Lake Stormwater Improvements Project

- b. Bid award to VF Anderson Builders

An August 2023 stormwater system study recommended pipe improvements throughout the Seven Hills Lake area with an estimated cost totaling \$6.6 million. Due to the project's size, the project was split into two phases for bidding. VF Anderson Builders ("VFA") submitted the lowest bid for both phases and the combined bid was below the engineer's estimate and within the total combined project budget. City staff recommends amending the fiscal year 2026-2030 Capital Improvement Program to combine the projects, simplifying financial tracking, project management, and construction inspection. The total budget of the two projects combined would remain unchanged. VFA bid \$5,694,195.39 to construct the entire project.

7. Consideration of action items regarding the 108th Street & Renner Boulevard Southbound Left-Turn Lane Project

- a. Resolution amending the fiscal year 2026-2030 Capital Improvement Program to add the 108th Street & Renner Boulevard Southbound Left-Turn Lane Project

- b. Approval of a construction contract with ARCO National Construction - KC, Inc. and waiving the sealed bid process

The City plans to reconstruct a southbound left-turn lane on Renner Boulevard at 108th Street to align with required public improvements associated with Lenexa Logistics Centre North Lot 9. The project needs to be added to the fiscal year 2026–2030 Capital Improvement Program. City staff recommends ARCO National Construction - KC, Inc. construct the project for \$311,293.

8. Approval of Amendment No. 2 to the construction agreement with Newkirk Novak Construction Partners, Inc. for the Fire Station 6 Project

Newkirk Novak Construction Partners, Inc. proposes Amendment No. 2 to the construction agreement for the Fire Station 6 Project. This change involves guaranteed maximum price package #2 ("GMP #2"), which includes site demolition, earthwork, construction materials, electrical work, heating and cooling systems, landscaping, utilities, and concrete and masonry. The total cost for this GMP #2 is \$22,558,283.

COUNCILMEMBER REPORTS

STAFF REPORTS

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. October 6, 2026 City Council meeting draft minutes

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 1

SUBJECT: Acceptance of utility and drainage easements as shown on Viracor, Second Plat
CONTACT: Stephanie Sullivan, Planning Manager
DATE: October 20, 2026

ACTION NEEDED:

Accept the utility and drainage easements as shown on Viracor, Second Plat.

APPLICANT:

Patrick Cassity, Renaissance Infrastructure Consulting

OWNER:

Lenexa 99th Street Real Estate Inc.

PROPERTY LOCATION/ADDRESS:

Northeast corner of 99th Street & Ridgeview Road

PROJECT BACKGROUND/DESCRIPTION:

On October 5, 2026, the Planning Commission approved the final plat for Viracor, Second Plat, a 21.23-acre single-lot subdivision located near the northeast corner of 99th Street & Ridgeview Road. The plat combines a platted lot and unplatted land. The plat includes one lot, two tracts, and dedications for utility and drainage easements. The final plat is consistent with the approved preliminary plan/plat, which was approved by the Governing Body on October 15, 2019.

The Governing Body's action on this plat is to accept the easements reflected thereon.

STAFF RECOMMENDATION:

Accept the easements.

PLANNING COMMISSION ACTION:

This item was considered as Consent Agenda Item 5 at the October 5, 2026 Planning Commission meeting.

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

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

Responsible Economic Development

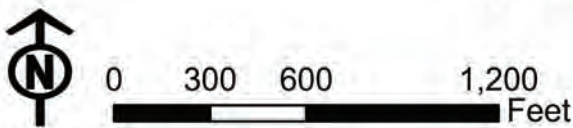
ATTACHMENTS

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

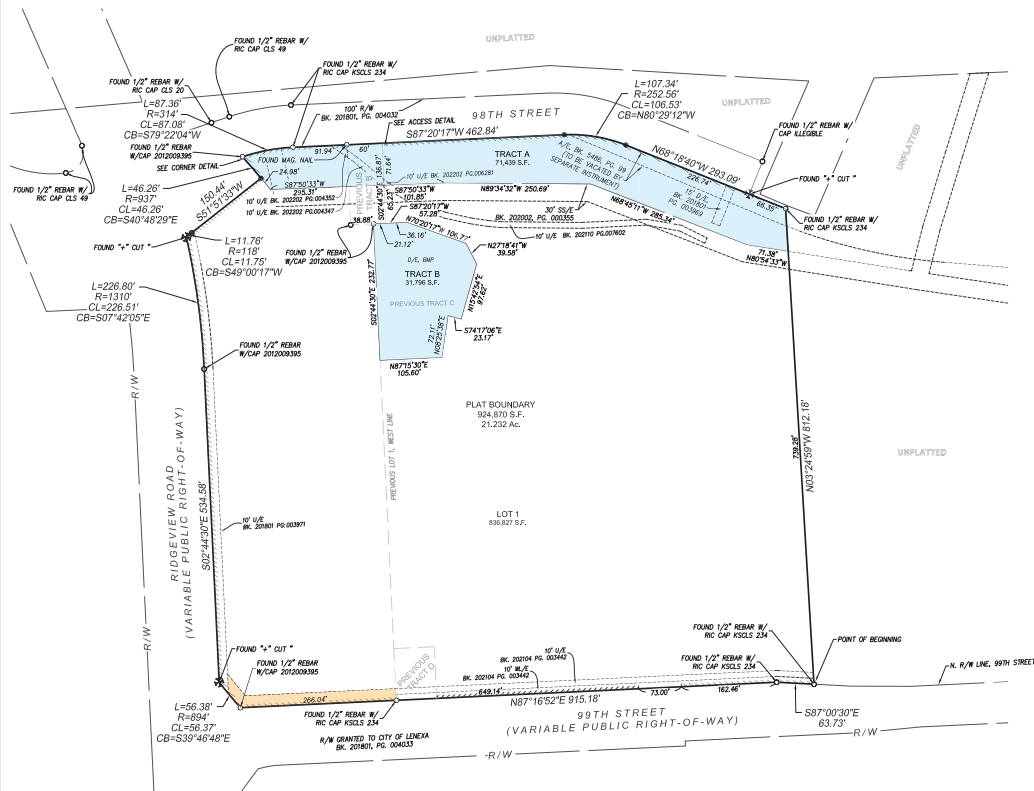


Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Viracor, Second Plat



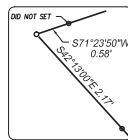
REPLAT OF LOT 1, TRACT B AND TRACT D, VIRACOR, A SUBDIVISION IN THE CITY OF
LENEXA, JOHNSON COUNTY, KANSAS AND PART THE NW 1/4 OF SECTION 6,
TOWNSHIP 13 SOUTH, RANGE 24 EAST IN THE CITY OF LENEXA, JOHNSON COUNTY,
KANSAS



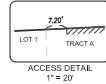
K-10 HIGHWAY
LOCATION MAP
SECTION 8-13-24
Scale 1" = 2000'

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
 ○ FOUND MONUMENT AS NOTED
 ● SET 1/2" X 24" REBAR WITH RIC
 MOCLS2011003572 KSCLS234 CAP
 ✱ FOUND MONUMENT AS NOTED
 A/E ACCESS EASEMENT
 D/E DRAINAGE EASEMENT
 S/E SANITARY SEWER EASEMENT
 U/E UTILITY EASEMENT
 W/E WATERLINE EASEMENT
 B/A BUILDING SETBACK LINE
 Z/A RESTRICTED ACCESS



CORNER DETAIL
(NOT TO SCALE)



NOTES:

1. Basis of Bearings: North 03°24'59" West Along the East line of Lot 1, WRACOB, a Subdivision in the City of Lenexa, Kansas, as determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North (MAD 83).
2. CLOSURE CALCULATIONS: Precision: 1 part in 16,800,000
Error distance: 0.0023"
Error direction: N65° 54' 14.84" W
Perimeter: 3778.881'
3. All bearings and distances shown on this plat are measured unless otherwise noted.
4. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 01060104040E, revised August 1994, the tract graphically lies in OTHER AREAS, Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain.
5. Title Information Furnished by FIRST AMERICAN TITLE INSURANCE COMPANY, File Number 16999292, Dated July 14, 2026 & Guarantee No. 16999294, Dated July 14, 2026.



DESCRIPTION

A Replat of Lot 1, Viracor, a subdivision in the City of Lenexa, Johnson County, Kansas and Part the NW 1/4 of Section 6, Township 13 South, Range 24 East more particularly described as follows:

[illegible]

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "VIRACOR SECOND PLAT".

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Lenexa, Johnson County, Kansas, for its use and that of its designees or duly authorized agents.

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Lenexa, Johnson County, Kansas, for its use and that of its designees or duly authorized agents.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Drainage Easements" or D/E is hereby granted to the City of Lenexa, Kansas. Drainage Easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage. The City of Lenexa is under no duty or obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, and in no event shall this easement be construed to impose any such obligation on the City of Lenexa.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of streets, curbs, sidewalks, jogging trails, conduits, pipes, mains, inlets, manholes, surface drainage facilities, utilities, landscaping and other similar facilities upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Lenexa, Johnson County, Kansas, for its use and that of its designers or duly authorized agents. No above ground facilities associated with the uses herein permitted shall be constructed, located or maintained in any area of the U/E that crosses or intersects with a drainage easement.

An easement or license to lay, construct, maintain, alter, replace, and operate one or more sewer lines and all appurtenances necessary for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SSE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

RESTRICTIONS

Tract "A" is Intended to be used as a Drainage Easement (D/E) and Open Space, and shall be owned and maintained by the owner of Lot 1.

Tract "B" Is Intended to be used as a Detention Tract, Drainage Easement (D/E), BMP's and Open Space, and shall be owned and maintained by the owner of Lot 1.

CONSENT TO LEVY

The undersigned proprietor of the above described tract of 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 special assessments and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public ways or thoroughfares.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed
this day of , 20 .

Lenexa 99th Street Real Estate, Inc.

Matthew Urbanek, Director

STATE OF _____)
COUNTY OF _____) ss

BE IT REMEMBERED, that on this _____ day of _____, 20____ before me a Notary Public in and for said County and State, came Mathew Urbanek, Director of Lenexa 99th Street Real Estate, Inc., who is personally known to me to be the same person who executed the foregoing Instrument of writing on behalf of said corporation and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public

My Appointment Expires: _____

APPROVALS

APPROVED by the Planning Commission of the City of Lenexa, Johnson County, Kansas,
on this _____ day of _____ 2026.

Chris Poss, Chairman

APPROVED by the Governing Body of the City of Lenexa, Johnson County, Kansas,
on this day of 2026.

Julie Sayers, Mayor

Attest: _____
Jennifer Martin, City Clerk

I hereby certify that this Subdivision Plat is based upon an actual survey completed on the ground by me or under my direct supervision during June 2026, and that said survey meets or exceeds the current Kansas Minimum Standards For Boundary Surveys as established by the Kansas Board of Technical Professions, and that said survey is true and correct to the best of my professional knowledge and belief.

Wayne E. Malnicof, Kansas PS-1239
RIC KS CLS-234
wmalnicof@ric-consult.com

VIRACOR, SECOND PLAT

Prepared For:
Lenexa 99th Street Real Estate, Inc.
1001 Technology Dr.
Lee's Summit, MO 64086

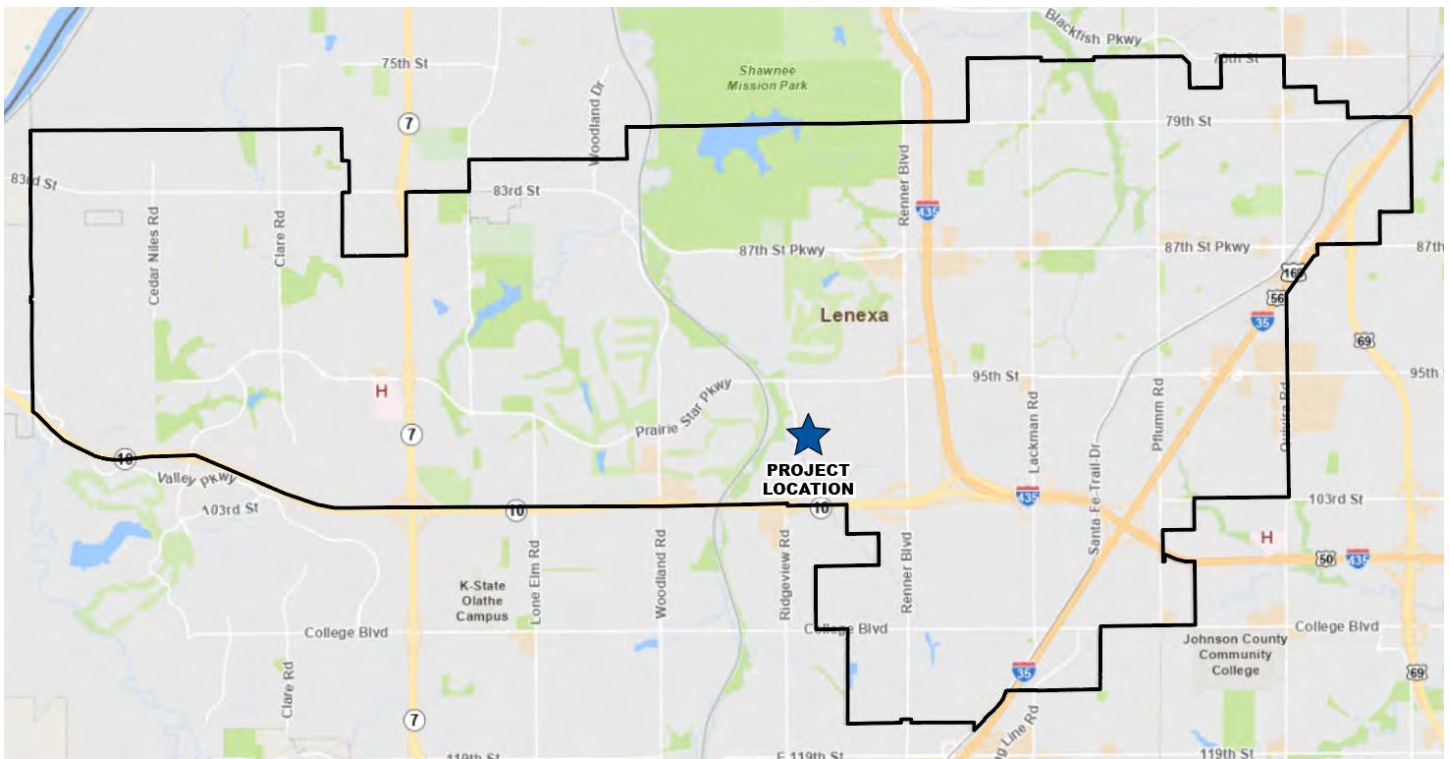
Date of Preparation: August 11, 2026 Revised: September 18, 2026



132 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.nic-consult.com

VIRACOR, SECOND PLAT

Project #:	PT26-07FR	Location:	Northeast corner of the intersection of W. 99 th Street and Ridgeview Road
Applicant:	Patrick Cassity, Renaissance Infrastructure Consulting	Project Type:	Revised Final Plat
Staff Planner:	Dave Dalecky	Proposed Use:	Manufacturing, Lab, analytical/experimental



PROJECT SUMMARY

The applicant requests approval for a final plat for one lot and two tracts on 21.23 acres of land near the northeast corner of the intersection of 99th Street and Ridgeview Road within the BP-2, Planned Manufacturing District. The final plat is a replat of an existing developed lot and unplatted, undeveloped property along Ridgeview Road. Replatting will allow for potential expansion of the existing Manufacturing/Lab, experimental/analytical use. The preliminary plat was approved with the preliminary plan for the building in 2019 (PL19-12P). This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The subject property is located at the northeast corner of W. 99th Street and Ridgeview Road and consists of a platted lot and an adjacent unplatted tract. The platted lot contains the Viracor Eurofins laboratory and manufacturing facility, which was constructed in 2020.

The property was rezoned for business park development in 2002 as part of the approximately 139-acre Meritex development extending from Ridgeview Road to Renner Boulevard. In 2019, the City approved a preliminary plan for the Viracor Eurofins facility and a preliminary plat depicting two lots: one for the existing building and one for future development. The final plan and final plat for the Viracor Eurofins property were approved in 2020.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
RZ01-19	Rezoning	Meritex	February 12, 2002
PL01-18P	Preliminary Plan	Meritex	February 12, 2002
PL19-12P	Preliminary Plan	Viracor Eurofins	October 15, 2019
PL20-04FS	Final Plan	Viracor Eurofins	March 13, 2020
PT20-06F	Final Plat	Viracor, First Plat	March 17, 2020

LAND AREA (AC)
21.23

PROPOSED LOTS
1 Lot & 2 Tracts

CURRENT ZONING
BP-2

COMP. PLAN
Business Park



Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The site is an existing Manufacturing and Lab, analytical/experimental use in the BP-2 Zoning District. The development is an existing one-story building with surface parking on all sides of the building. The site is classified as Business Park on the Future Land Use (FLU) Map of the Comprehensive Plan. The development complies with the BP-2 Zoning District and is consistent with the Comprehensive Plan.

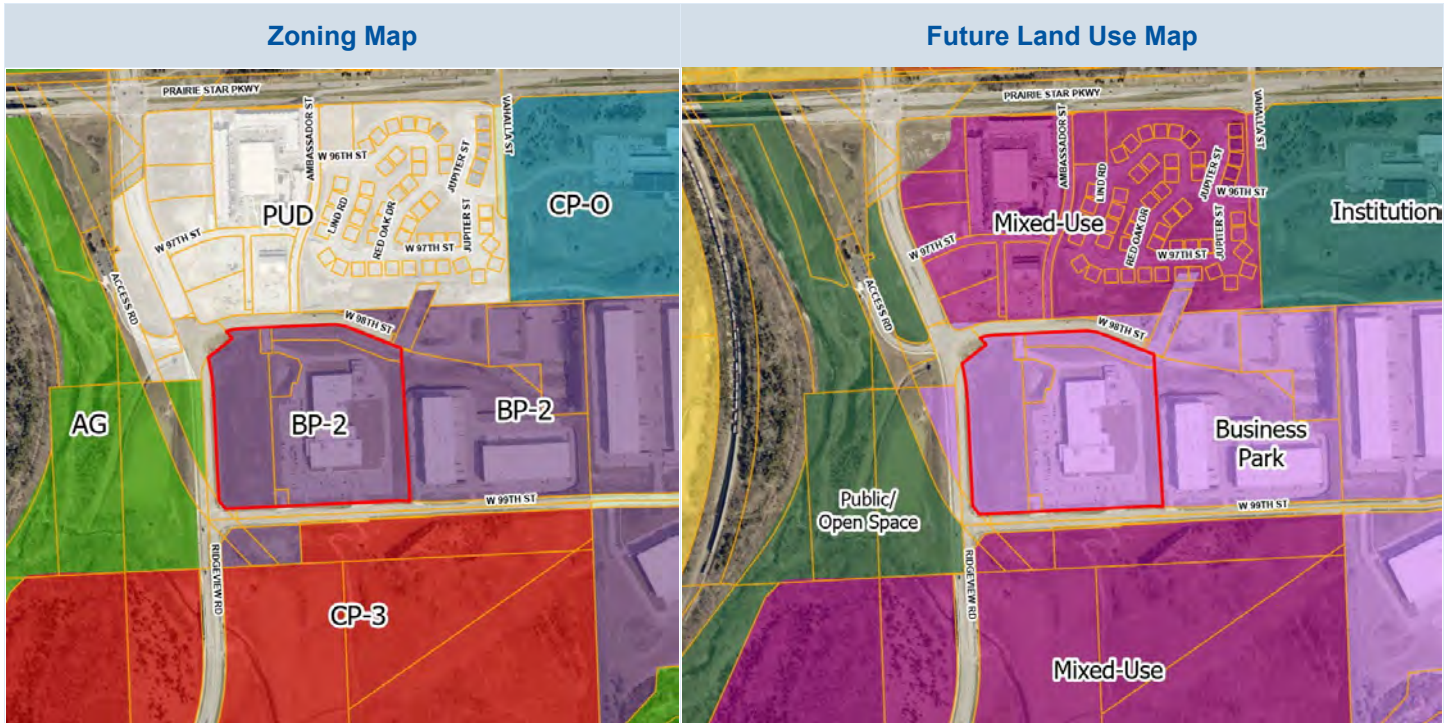


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Business Park	BP-2, Planned Manufacturing District	Manufacturing, Lab, analytical/experimental, and undeveloped land
North	Mixed-Use	PUD, Planned Unit Development District	Retail and Restaurant, general
South	Mixed-Use	CP-3, Planned Regional Commercial District	Undeveloped land
East	Business Park	BP-2, Planned Manufacturing District	Manufacturing, Wholesale/warehousing, general
West	Public/Open Space	AG, Agricultural District	Public park

FINAL PLAT REVIEW

The proposed final plat encompasses the Eurofins Viracor facility at the northeast corner of W. 99th Street and Ridgeview Road. The existing building is located on a platted lot, and the applicant proposes to combine that lot with an adjacent unplatted tract to create one lot. The preliminary plat approved in 2019 depicted the building site and the area intended for future development as two separate lots. The proposed final plat would instead include both areas within a single lot.

The original Viracor plat established one lot and four tracts. The proposed replat would incorporate the two tracts at the site's driveway entrances into the lot, resulting in one lot and two remaining tracts. Those two entrance tracts provided access easements for potential separate parcels. Because the property would be combined into a single lot, the access easements would no longer be needed for that purpose. The enlarged lot would contain the existing building, surface parking, and land available for future buildings. The two remaining tracts contain existing drainage features.



Exhibit 2: Final Plat on Aerial.

Tract	Purpose	Ownership
A	Drainage basin and easement	Private
B	Drainage basin and easement	Private

Type of Dedication	Dedicated to
Utility Easement	City of Lenexa
Drainage Easement	City of Lenexa



DIMENSIONAL STANDARDS

The plat is in compliance with the subdivision requirements of Section 4-2 of the Unified Development Code.

PUBLIC IMPROVEMENTS

All public improvements for the existing development are constructed. No additional public improvements are proposed. Limits of no access are extended around the public street frontages except for the two existing drive access locations, one access location on 98th Street and one location on 99th Street.

STORMWATER

The properties being combined with this plat are both within/are a part of a previously approved stormwater management plan. The combining of these lots remains consistent with this plan and does not require any changes to said plan at this time.

FIRE PREVENTION

The Fire Department reviewed the plat 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.

DEVIATIONS

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

REVIEW PROCESS

- The Planning Commission is the final authority for approval of this plat.
- The City Council accepts all dedications to the City. The project is tentatively scheduled for consideration by the City Council on October 20, 2026.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant should inquire about additional City requirements, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ Staff recommends approval of the proposed revised final plat for Viracor, Second Plat.

- The plat contains one lot and two tracts.
- The plat includes dedications of drainage and utility easements to the City of Lenexa.
- The project conforms with the Comprehensive Plan and complies with zoning and subdivision regulations.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create a *Thriving Economy*.

REVISED FINAL PLAT

Staff recommends **APPROVAL** of the revised final plat for PT26-07FR – **Viracor, Second Plat** located at the northeast corner of the intersection of 99th Street and Ridgeview Road for a Manufacturing and Lab, analytical/experimental development.

CONSENT AGENDA

1. Request to continue to the November 2, 2026 Planning Commission Meeting: Midwest Sikh Gurudwara Parking Expansion & Maintenance Building — Consideration of a revised preliminary plan for a parking lot expansion and an accessory structure on property located at 10050 Marion Street within the R-1, Single-Family Residential District. PL26-03PR
2. Westchester Square — Consideration of a final plan for façade improvements, sign deviations, and a new sign scheme on property located at the northeast corner of W. 87th Street & Pflumm Road within the CP-2, Planned Community Commercial District. PL26-10F
3. Vista Ridge - Lot 6 — Consideration of a final plan for a multitenant commercial building and a setback deviation on property located at 18237 W. 101st Street within the CP-3, Planned Regional Commercial District. PL26-11F
4. Vista Village North - Phase 1 — Consideration of a final plan for a multitenant commercial development on property located at the southeast corner of Prairie Star Parkway & Ridgeview Road within the PUD, Planned Unit Development District. PL26-12F
5. Viracor, Second Plat — Consideration of a revised final plat to combine lots on property located at 18000 W. 99th Street within the BP-2, Planned Manufacturing District. PT26-07FR

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



**CITY COUNCIL
MEMORANDUM**

ITEM 2

SUBJECT: Ordinance levying special assessments for various public improvements associated with the 99th Street & Woodsonia Drive Special Benefit District

CONTACT: Sean McLaughlin, City Attorney

DATE: October 20, 2026

ACTION NEEDED:

Pass an ordinance levying special assessments for various public improvements associated with the 99th Street & Woodsonia Drive Special Benefit District (SBD).

PROJECT BACKGROUND/DESCRIPTION:

On October 6, 2026, the Governing Body passed Resolution 2026-054 establishing the SBD using the maximum assessment method. This proposed ordinance will levy special assessments based on the maximum estimated cost of the improvements, which is \$10.6 million. The proposed improvements are described in more detail in the ordinance, but generally include the construction of Woodsonia Drive commencing at Prairie Star Parkway and extending south approximately 2,562 feet, the construction of 1,125 feet of 99th Street along the southern border of the SBD, and construction of associated landscaping, stormwater facilities, and similar municipal improvements (referred to as the "Improvements"). The SBD is part of the Solera Mixed-Use Development which includes retail, commercial, and residential uses over a 75-acre area at the southeast corner of K-7 Highway & Prairie Star Parkway.

The Improvements will be assessed 80% to property owners within the SBD and 20% to the City. The assessments will be repaid over a period of 20 years. A portion of the City's share of the Improvements costs will be reimbursed through excise tax generated from property within the SBD.

The proposed ordinance will levy the special assessments based on the estimated maximum cost of \$10.6 million. If actual final costs are less than the maximum amount, the City will amend the assessments after the project is completed to account for the cost reduction. Any savings will accrue 80% to the property within the SBD and 20% to the City.

Since this is a public improvement, the City will hold the contracts for the design and construction of the SBD. Staff anticipates those contracts will be ready for City Council consideration in November with construction potentially beginning in late 2026 and substantially complete in early 2028.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The City will finance this project with 20-year special obligation bonds, which will be repaid in part through annual special assessments on the owners in the SBD. The maximum cost of the SBD is \$10.6 million, which will be allocated in accordance with Resolution 2026-054. The City is responsible for 20% of the cost of the SBD, which will be repaid through various fund sources including excise tax and capital improvement funds.

STAFF RECOMMENDATION:

Pass the ordinance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

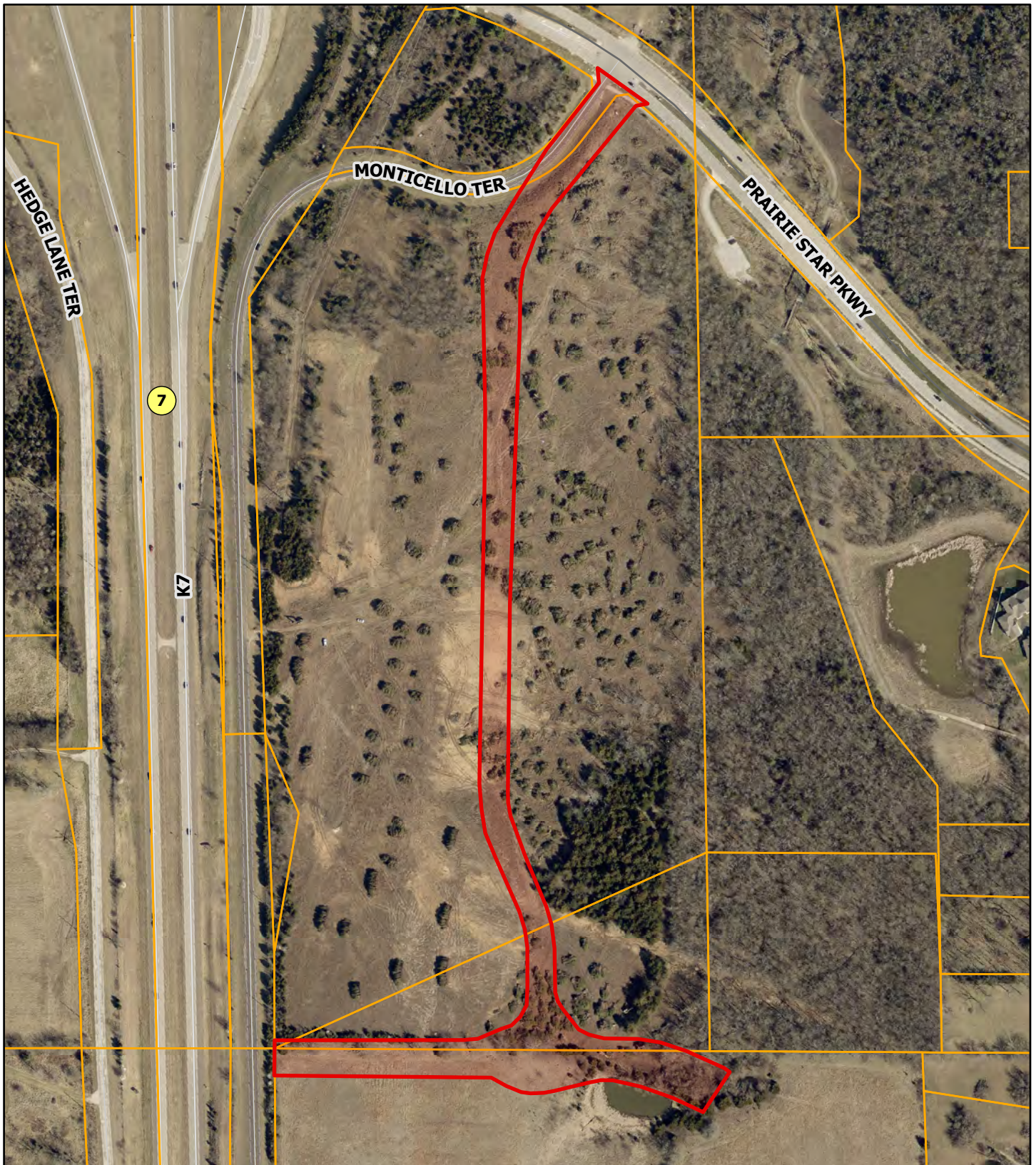
Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

ATTACHMENTS

1. Map
2. Ordinance



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

99th St. & Woodsonia Dr. SBD



0 175 350 700
Feet

ORDINANCE NO. _____

AN ORDINANCE LEVYING AND ASSESSING SPECIAL ASSESSMENTS ON CERTAIN LOTS, PIECES AND PARCELS OF LAND LIABLE FOR SUCH SPECIAL ASSESSMENTS TO PAY THE COSTS OF IMPROVEMENTS IN THE CITY OF LENEXA, KANSAS, AS AUTHORIZED BY RESOLUTION NO. 2026-054 OF THE CITY (99TH STREET AND WOODSONIA DRIVE SPECIAL BENEFIT DISTRICT).

WHEREAS, pursuant to Resolution No. 2026-054 of the City of Lenexa, Kansas (the “City”) adopted on October 6, 2026, the Governing Body has authorized the creation of an improvement district (the “Improvement District”) and the construction of the following improvements (the “Improvements”):

Acquisition and construction of:

- (1) a collector road referred to as Woodsonia Drive running from south to north along the interior of the Improvement District starting at Prairie Star Parkway and extending southerly a distance of approximately 2,562 L.F. to future 99th Street. Woodsonia Drive shall be constructed at a varying width of approximately forty (40) feet to approximately eighty (80) feet wide from back of curb to back of curb. The construction of Woodsonia Drive shall include the installation of concrete curbs and gutters, asphalt pavement, sidewalks, street lighting, landscaping, a roundabout at Woodsonia Drive and 99th Street, associated utility installation and associated appurtenances;
- (2) an arterial road referred to as 99th Street running from east to west along the southern portion of the Improvement District starting at 426 linear feet east of Woodsonia Drive and extending westerly a distance of approximately 1,125 L.F. to Monticello Terrace. 99th Street shall be constructed at a varying width of approximately twenty-four (24) feet to approximately eighty-eight (88) feet wide from back of curb to back of curb. The construction of 99th Street shall include the installation of concrete curbs and gutters, asphalt pavement, sidewalks, trail, street lighting, landscaping, associated utility installation and associated appurtenances;
- (3) approximately 2,585 linear feet of storm sewer drainage pipes and related structures (manholes, inlets, detention, etc.) related to Woodsonia Drive and 99th Street and associated utility installations and associated appurtenances
- (4) The project, for each of the Improvements listed above, includes, but is not limited to, preliminary and final engineering, property acquisition, environmental review and mitigation, title and survey, staking, geotech including subsurface mine certification

associated with the Improvements and mine surveying, water distribution systems, utilities and service connections lying within the curb lines, rock removal, retaining walls, grading, erosion control, construction supervision, testing, bonds, permits and fees, inspections, financing costs such as bond counsel, financial advisor, bond and interest expenses and other related appurtenances.

Collectively the foregoing shall hereafter be referred to as the “**Improvements**”.

WHEREAS, prior to commencement of construction of the Improvements, the City has determined the maximum amount of assessment (the “Special Assessment”) against each lot, piece or parcel of land deemed to be benefited (the “Property”) by the Improvements based on the approved estimated cost of the Improvements; and

WHEREAS, in accordance with Resolution No. 2026-054: 1) the estimated total cost of the Improvements is \$10,600,000, of which 80% will be assessed against the Improvement District in the amounts described in Exhibit A and 20% will be paid by the City at large; 2) all assessments against the property in the Improvement District will be in the manner set forth in Resolution No. 2026-054; 3) if the final cost of the completed Improvements is less than the maximum amount of the assessments set forth on the assessment roll, the Governing Body of the City shall reduce the assessment to reflect the costs of the completed Improvements and such savings shall accrue proportionally 80% to the Improvement District and 20% to the City; 4) and the assessment roll is on file in the office of the City Clerk and may be examined by any party; and

WHEREAS, the owners of all property deemed to be benefited by the Improvements and for which the Special Assessment will be levied (the “Owners”) (a) waive any formal notice of and the holding of a public hearing by the City for the purpose of considering the Special Assessments; (b) consent to the levy of the Special Assessments in twenty (20) annual installments against the Property by appropriate proceedings of the City in the manner set forth in Resolution No. 2026-054 and in the amounts shown in this Ordinance Levying the Special Assessments; all without formal or further notice to the Owners; (c) waive any formal additional notice of the final assessment; (d) waive the 30-day statute of limitations provided in K.S.A. 12-6a11; (e) consent to the City proceeding to issue its general obligation bonds to include the full amount of the Special Assessments all without further delay or notice to the Owners; and (f) agree to dedicate or convey to the City all the rights-of-way and easements necessary to construct the Improvements.

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

SECTION 1. Pursuant to K.S.A. 12-6a01 *et seq.*, special assessments to pay the costs of the Improvements are hereby levied and assessed against the lots, pieces and parcels of land liable therefore as described on Exhibit A to this Ordinance, which is incorporated herein by reference in the manner set forth in Resolution No. 2026-054 and

in the amount set forth on Exhibit A following the description of each lot, piece or parcel of land; provided, however, that if the final cost of the completed Improvements is less than the maximum amount of the assessments set forth on Exhibit A, the Governing Body of the City shall adjust the assessments to reflect the cost of the completed Improvements and will authorize the City Clerk to mail a notice of the final adjusted assessment to the owners of record of the affected property at that time. Such savings shall accrue proportionally 80% to the Improvement District and 20% to the City. If any property owner elects to prepay the maximum assessment as provided in Section 2 and the final cost of the completed Improvements as determined by the Governing Body is less than the estimated cost of the Improvements used to determine the maximum assessments, the City Clerk shall mail a check to the then current owner of the property for the difference.

SECTION 2. The amounts so levied and assessed shall be due and payable from and after the date of publication of this Ordinance; and the City Clerk shall notify the owners of the affected properties of the amounts of their assessments, that unless the assessments are paid on or before May 15, 2027 (the "Prepayment Period"), bonds will be issued therefor and such assessments will be levied concurrently with general taxes and be payable in twenty (20) annual installments. The Prepayment Period may be extended by the City Manager or their designee. If extended, notice of the extended Prepayment Period shall be mailed to the owners of record of all property in the Improvement District.

SECTION 3. The City Clerk shall certify to the County Clerk, in the same manner and at the same time as other taxes are certified, for a period of twenty (20) years, all of the assessments which have not been paid on or before the end of the Prepayment Period, together with interest on such amount thereof at a rate not exceeding the maximum rate as prescribed by the laws of the state of Kansas; and such amounts shall be placed on the tax rolls and collected as other taxes are collected, the levy for each year being a portion of the principal amount of the assessment plus one year's interest on the amount remaining unpaid.

SECTION 4. This Ordinance shall take effect and be in force from and after its publication once in the official City newspaper. The City Clerk is directed to file this Ordinance with the Register of Deeds of Johnson County, Kansas.

PASSED by the City Council of the City of Lenexa, Kansas this 20th day of October, 2026.

SIGNED by the Mayor this 20th day of October, 2026.

CITY OF LENEXA, KANSAS

By: _____
Julie Sayers, Mayor

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

Sean McLaughlin, City Attorney

EXHIBIT A

99TH STREET AND WOODSONIA DRIVE SPECIAL BENEFIT DISTRICT MAXIMUM ASSESSMENTS

\$8,480,000 is the Maximum Assessment Against the following Property:

Parcel ID: Portions of IF231303-1012; IF231303-1001; IF231303-1030; IF231303-1012

Part of the Northwest One-Quarter of Section 3, Township 13 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, being described as follows:

Commencing at the Southwest corner of the Northwest One-Quarter of said Section 3; thence along the South line of said Northwest One-Quarter, North 88 degrees 31 minutes 39 seconds East, a distance of 296.30 feet to the Southwest corner of a tract of land recorded in Warranty Deed, book 202203 at page 003126, said point on the Easterly right of way line of K-7 Highway, highway condemnation, volume 936, page 409, tract 57, said point being the Point of Beginning; thence along the Westerly line of said tract and the Easterly line of said right of way, North 02 degrees 06 minutes 34 seconds West, a distance of 248.11 feet to the Southernmost corner of a tract land recorded in Quit Claim Deed, book 201004, page 004172; thence along the Westerly line of said tract, North 04 degrees 13 minutes 04 seconds West, a distance of 550.05 feet to the Northernmost corner of said tract, said point being a corner point on the West line of said tract recorded in Warranty Deed, book 202203 at page 003126, and said point being on the Easterly right of way line of K-7 Highway; thence along the Westerly line of said tract recorded in Warranty Deed, book 202203 at page 003126, and said Easterly right of way line of K-7 Highway the following three courses, North 00 degrees 43 minutes 10 seconds East, a distance of 1102.80 feet; thence North 19 degrees 26 minutes 10 seconds East a distance of 325.00 feet; thence North 25 degrees 51 minutes 34 seconds East a distance of 460.16 feet to a point on the Southerly right of way line of Prairie Star Parkway as now established and recorded in book 6275, page 101; thence along said Southerly right of way line the following two courses, North 82 degrees 09 minutes 21 seconds East a distance of 75.84 feet to a point of curvature; thence Southeasterly on a curve to the right having an initial tangent bearing of South 74 degrees 58 minutes 42 seconds East, a radius of 1366.39 feet, a central angle of 30 degrees 21 minutes 15 seconds and an arc length of 723.89 feet to a point on the East line of the West one half of the Northwest One-Quarter of said Section 3; thence along said East line, South 02 degrees 46 minutes 21 seconds East a distance of 2245.25 feet to a point on the said South line of the Northwest One-Quarter of Section 3; thence along said South line, South 88 degrees 31 minutes 39 seconds West a distance of 1075.55 feet to the Point of Beginning. Except any part thereof taken or used for road right of way.

Pursuant to Resolution No. 2026-054, the assessments shall not be levied against those areas dedicated as public right of way, public parks, storm water retention or detention areas, common area associations, conservation easements, publicly owned easements or similar areas.



**CITY COUNCIL
MEMORANDUM**

ITEM 3

SUBJECT: Consideration of a right-of-way vacation located at the northeast corner of Prairie Star Parkway & Wild Rose Lane

CONTACT: Stephanie Sullivan, Planning Manager

DATE: October 20, 2026

ACTION NEEDED:

- a. Conduct a public hearing; and
- b. Pass an ordinance vacating a portion of right-of-way located at the northeast corner of Prairie Star Parkway & Wild Rose Lane.

PROJECT BACKGROUND/DESCRIPTION:

This application vacates 355 square feet of right-of-way at the northeast corner of Prairie Star Parkway & Wild Rose Lane. Wild Rose Lane is being platted with the Sunset Canyon subdivision and is shifting slightly to the west to align with the existing Wild Rose Lane south of Prairie Star Parkway and this small area is no longer needed for street purposes. Sunset Canyon is a single-family residential neighborhood in the early phases of construction.

Notice was sent to utility companies, emergency services, and City staff. The responses from the utility companies stated there are no concerns regarding the requested vacation. Companies that do not respond typically do not serve the area or have no objection to the vacation request. No utilities are within the subject property.

State law sets forth the standards for approval of a vacation:

1. Legal notice has been given by publication.
 - As required by law, a notice of public hearing was published on Tuesday, September 29, 2026, in the Legal Record.
2. That no private rights will be injured or endangered by such vacation.
 - It is staff's opinion that no private rights will be injured or endangered by this vacation.
3. That the public will suffer no loss or inconvenience by said vacation.
 - Staff does not anticipate any loss or inconvenience imposed on the public by this vacation. The portion of right-of-way to be vacated is not necessary for any existing or planned public street.
4. That in justice to the petitioner, the vacation should be granted.
 - It is staff's opinion that the vacation should be approved for Sunset Canyon subdivision.

STAFF RECOMMENDATION:

Pass the ordinance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

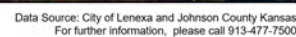
Thriving Economy

Guiding Principles

Responsible Economic Development

ATTACHMENTS

1. Map
2. Exhibit
3. Ordinance

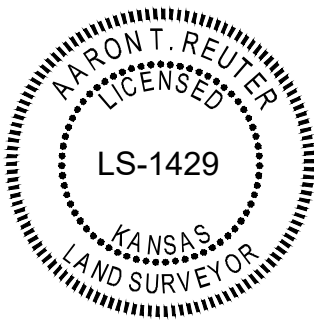


RIGHT OF WAY VACATION
PRAIRIE STAR PARKWAY IN THE SW. 1/4 OF SECTION 32,
TOWNSHIP 12 SOUTH, RANGE 23 EAST,

DESCRIPTION:

Part of Road Right-Of-Way Grant recorded in book 200609 at page 006189 in the Southwest One-Quarter of Section 32, Township 12 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, as described by Aaron T. Reuter, Kansas PS-1429, of Schlagel, Kansas LS-54, on September 17, 2025, as follows:

COMMENCING at the Southeast corner of the said Southwest One-Quarter; thence along the East line of the said Southwest One-Quarter, North 02 degrees 50 minutes 05 seconds West, a distance of 20.00 feet to the Southeast corner of said Road Right-Of-Way Grant; thence along said Road Right-Of-Way Grant for the following five courses, South 87 degrees 45 minutes 12 seconds West, a distance of 651.20 feet; thence North 02 degrees 41 minutes 00 seconds West, a distance of 42.00 feet; thence North 87 degrees 45 minutes 12 seconds East, a distance of 12.94 feet; thence North 02 degrees 14 minutes 48 seconds West, a distance of 38.00 feet; thence North 87 degrees 45 minutes 12 seconds East, a distance of 33.78 feet to the POINT OF BEGINNING; thence continuing along said Road Right-Of-Way Grant for the following two courses, North 87 degrees 45 minutes 12 seconds East, a distance of 16.22 feet; thence South 02 degrees 14 minutes 48 seconds East, a distance of 38.00 feet; thence deviating from said Road Right-Of-Way Grant, South 87 degrees 45 minutes 12 seconds West, a distance of 2.64 feet; thence North 28 degrees 21 minutes 51 seconds West, a distance of 32.59 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 01 degrees 15 minutes 58 seconds East, a radius of 175.00 feet, a central angle of 02 degrees 52 minutes 23 seconds and an arc length of 8.78 feet to the Point of Beginning.



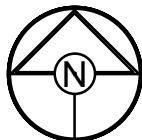
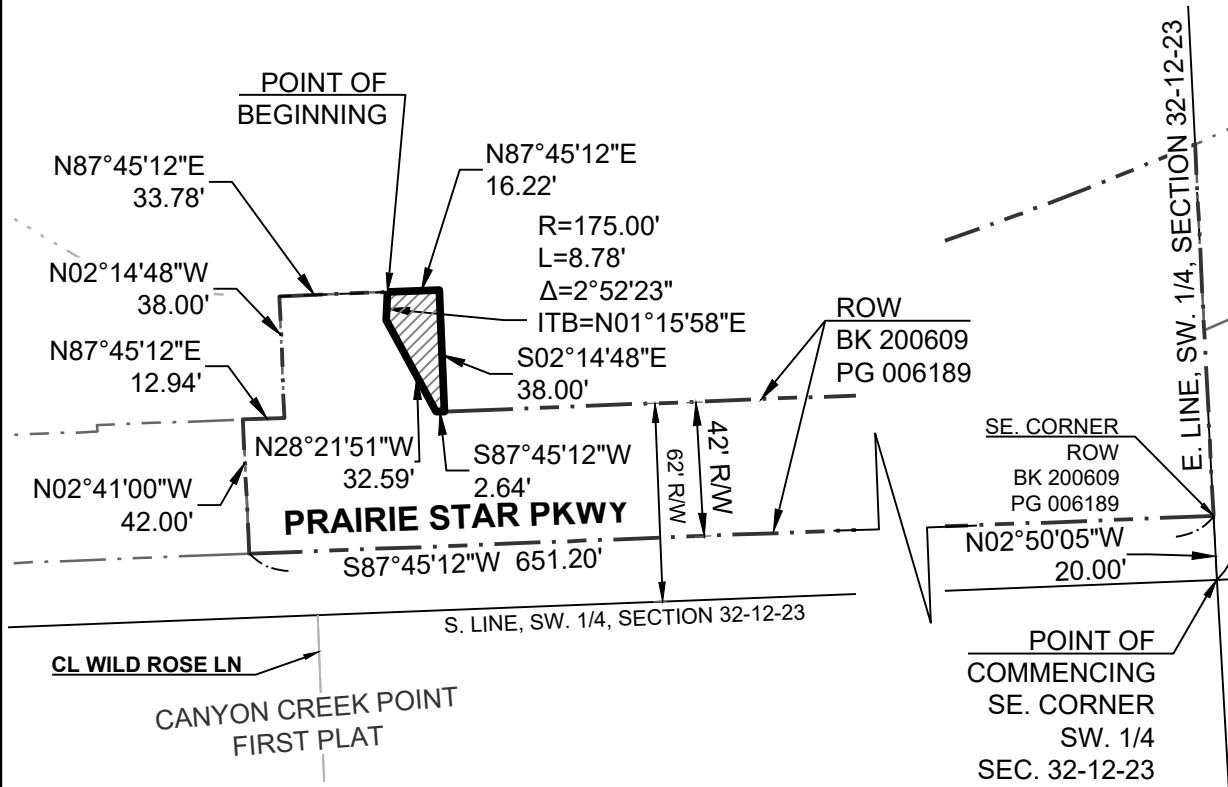
Aaron T. Reuter - Land Surveyor
KS# LS-1429

DRAWN BY:	JWT
CHECKED BY:	SCH
DATE:	9/26/2025
PROJECT NO:	25-076
SCALE:	
SHEET	1 of 2

	SCHLAGEL
	ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
	14920 West 107th Street • Lenexa, Kansas 66215 www.schlagelassociates.com • (913) 492-5158 • Fax: (913) 492-8400
	Kansas State Certificates of Authority #E-296 #LA-29 #LS-54

PRAIRIE STAR PKWY - ROW VACATION

RIGHT OF WAY VACATION
PRAIRIE STAR PARKWAY IN THE SW. 1/4 OF SECTION 32,
TOWNSHIP 12 SOUTH, RANGE 23 EAST,



DRAWN BY:	JWT
CHECKED BY:	SCH
DATE:	9/26/2025
PROJECT NO:	25-076
SCALE:	1" = 60'
SHEET	2 of 2

SCHLAGEL
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#E-296 #LA-29 #LS-54

PRAIRIE STAR PKWY - ROW VACATION

ORDINANCE NO. _____

AN ORDINANCE VACATING RIGHT OF WAY IN THE VICINITY OF THE NORTHEAST CORNER OF PRAIRIE STAR PARKWAY AND WILD ROSE LANE IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

WHEREAS, the City of Lenexa, Kansas ("City") is requesting the vacation of Right of Way ("ROW") or a portion thereof, located in the vicinity of the northeast corner of Prairie Star Parkway and Wild Rose Lane; and

WHEREAS, the City has caused Notice of Public Hearing to be published in the official City newspaper according to K.S.A. 12-504, et seq., and amendments thereto; and

WHEREAS, the Governing Body of the City has held a hearing on said Petition and evidence was presented, and the Governing Body determined that due and legal notice was provided by publication as required by statute; and

WHEREAS, the Governing Body heard the evidence at the Public Hearing on October 20, 2026; and

WHEREAS, the Governing Body having reviewed and weighed the evidence finds:

1. No private rights will be injured or endangered by this vacation; and
2. The public will suffer no loss or inconvenience by this vacation; and
3. The petitioner should in the interest of justice be granted this request.

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

SECTION ONE: The following described real estate, previously dedicated as right-of-way should be and is hereby vacated, to wit:

Part of Road Right-Of-Way Grant recorded in book 200609 at page 006189 in the Southwest One-Quarter of Section 32, Township 12 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, as follows:

COMMENCING at the Southeast corner of the said Southwest One-Quarter; Thence along the East line of the said Southwest One-Quarter, North 02 degrees 50 minutes 05 seconds West, a distance of 20.00 feet to the Southeast corner of said Road Right-Of-Way Grant; Thence along said Road Right-Of-Way Grant for the following five courses, South 87 degrees 45 minutes 12 seconds West, a distance of 651.20 feet; Thence North 02 degrees 41 minutes 00 seconds West, a distance of 42.00 feet; Thence

North 87 degrees 45 minutes 12 seconds East, a distance of 12.94 feet; Thence North 02 degrees 14 minutes 48 seconds West, a distance of 38.00 feet; Thence North 87 degrees 45 minutes 12 seconds East, a distance of 33.78 feet to the POINT OF BEGINNING; Thence continuing along said Road Right-Of-Way Grant for the following two courses, North 87 degrees 45 minutes 12 seconds East, a distance of 16.22 feet; Thence South 02 degrees 14 minutes 48 seconds East, a distance of 38.00 feet; Thence deviating from said Road Right-Of-Way Grant, South 87 degrees 45 minutes 12 seconds West, a distance of 2.64 feet; Thence North 28 degrees 21 minutes 51 seconds West, a distance of 32.59 feet to a point of curvature; Thence along a curve to the right, having an initial tangent bearing of North 01 degrees 15 minutes 58 seconds East, a radius of 175.00 feet, a central angle of 02 degrees 52 minutes 23 seconds and an arc length of 8.78 feet to the Point of Beginning.

SECTION TWO: The City of Lenexa, Kansas reserves to itself any property rights it may hold in the area that are not expressly vacated herein.

SECTION THREE: That said Ordinance shall take effect from and after its passage and publication as required by law.

SECTION FOUR: Upon its effective date, the City Clerk shall certify a copy of this Ordinance to the Johnson County RTA for filing, all in accordance with K.S.A. 12-504, et seq., and amendments thereto.

PASSED by the Governing Body this 20th day of October 2026.

SIGNED by the Mayor this 20th day of October, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven Shrout, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 4

SUBJECT: Consideration of a revised preliminary plan for St. James Academy Cultural Arts Center & Future Additions located at 24505 Prairie Star Parkway in the R-1, Residential Single-Family District

CONTACT: Stephanie Sullivan, Planning Manager

DATE: October 20, 2026

ACTION NEEDED:

Approve a revised preliminary plan for St. James Academy Cultural Arts Center & Future Additions located at 24505 Prairie Star Parkway in the R-1, Residential Single-Family District.

APPLICANT:

Jeff Skidmore, Schlagel and Associates

OWNER:

Roman Catholic Archdiocese of Kansas City in Kansas

PROPERTY LOCATION/ADDRESS:

24505 Prairie Star Parkway

PROJECT BACKGROUND/DESCRIPTION:

The applicant requests approval of a revised preliminary plan for the St. James Academy campus. The plan includes a 20,967 square-foot Cultural Arts Center with an auditorium and associated classrooms, three future building additions totaling 24,884 square feet, and a 25-space parking expansion. The approximately 44-acre campus is zoned R-1, Residential Single-Family District, and operates under a permanent special use permit approved in 2003. The campus has developed incrementally, with subsequent approvals for athletic facilities, a multipurpose building, and stadium improvements.

The Cultural Arts Center is proposed as the first phase and would be constructed on the northeast side of the main school building, facing Prairie Star Parkway. The plans indicate exterior materials compatible with the existing school and include new entrances, perimeter landscaping, and a passenger loading zone along the existing internal drive. Future phases would include two classroom additions totaling 15,950 square feet on the southwest and southeast sides of the main building and an 8,934 square-foot addition to the multipurpose building. These additions would proceed as funding allows.

Existing access from Prairie Star Parkway and Clare Road would remain, and the parking expansion would connect to existing internal drives. The campus currently exceeds the parking requirements of the Code. Most auditorium performances are anticipated outside typical school hours, so parking needs for performances will not conflict with the general school day parking needs.

A revised final plan is required for each phase before permitting.

STAFF RECOMMENDATION:

Approve the revised preliminary plan.

PLANNING COMMISSION ACTION:

This item was considered at the October 5, 2026 Planning Commission meeting. Commissioners discussed parking adequacy, the purpose and timing of future classroom additions, potential enrollment growth and area traffic concerns, and the tax parcel consolidation needed for the future multipurpose building expansion. Commissioners expressed support for the addition's design and the school's continued investment in the campus.

Chairman Poss entertained a motion for **APPROVAL** of the revised preliminary plan for St. James Academy Cultural Arts Center & Future Additions at 24505 Prairie Star Parkway, for a school, secondary use. Moved by Commissioner Burson, seconded by Commissioner Harber, and carried by a unanimous voice vote.

VISION / GUIDING PRINCIPLES ALIGNMENT:**Vision 2040**

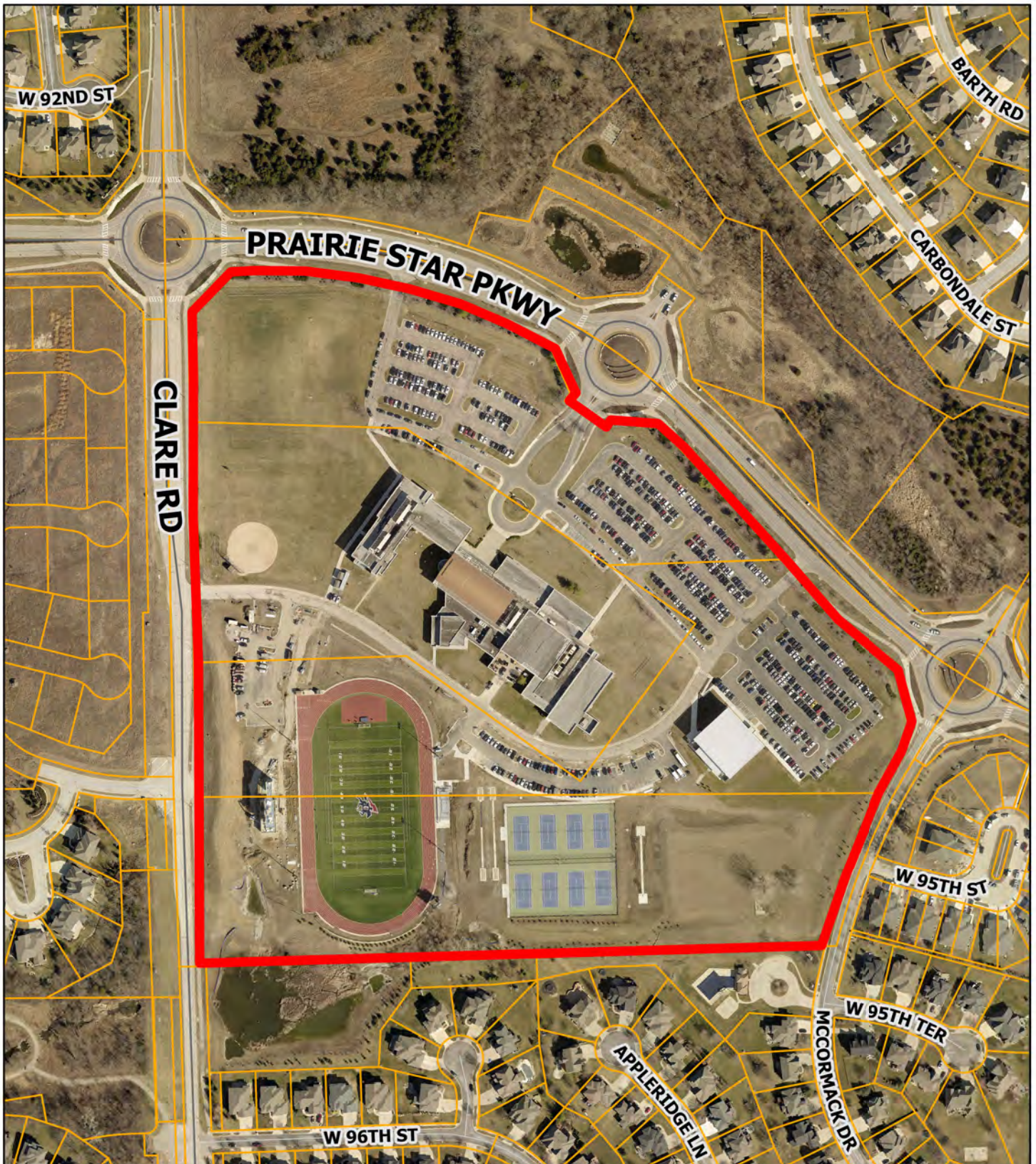
Inviting Places

Guiding Principles

Responsible Economic Development

ATTACHMENTS

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



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

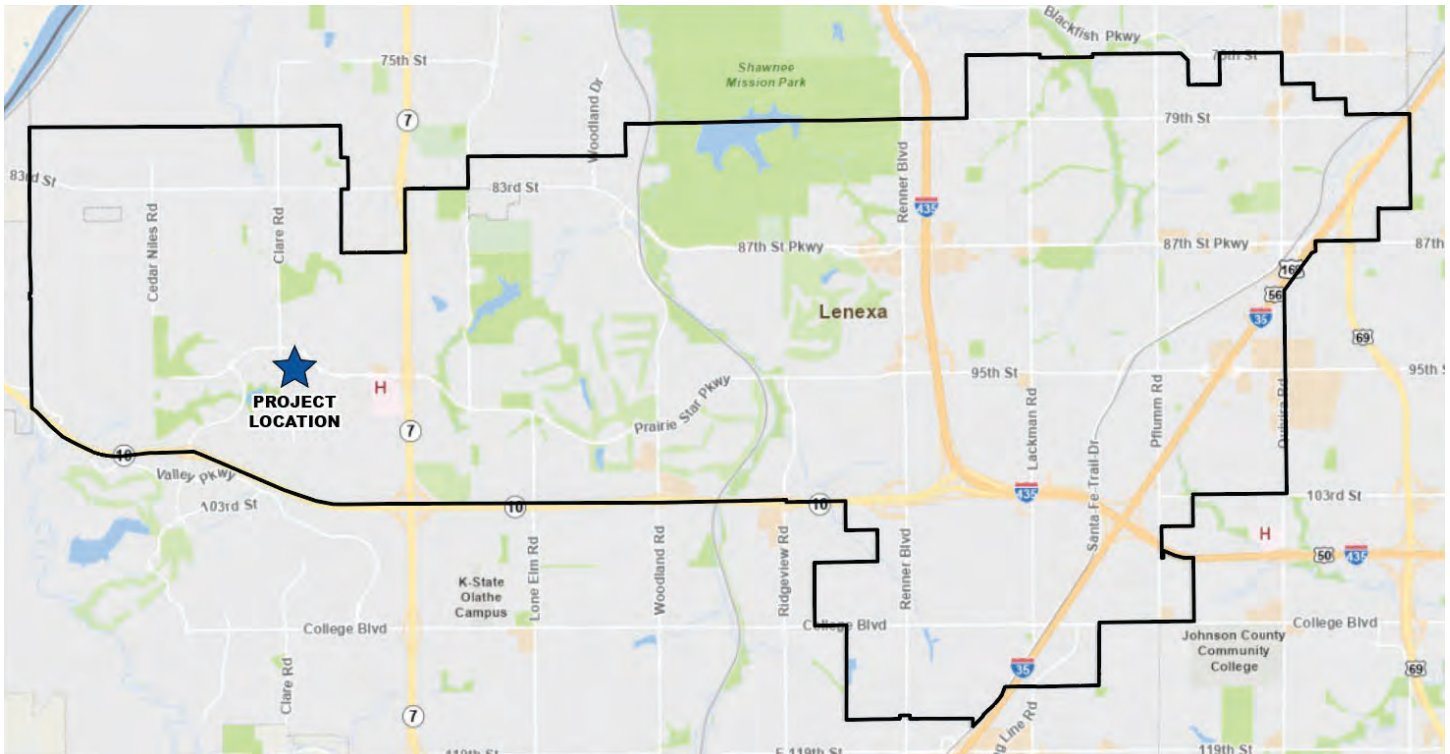
St. James Academy Cultural Arts Center Addition



0 150 300 600
Feet

ST. JAMES ACADEMY CULTURAL ARTS CENTER & FUTURE ADDITIONS

Project #:	PL26-06PR	Location:	24505 Prairie Star Parkway
Applicant:	Jeff Skidmore, Schlagel	Project Type:	Revised Preliminary Plan
Staff Planner:	James Molloy	Proposed Use:	School, Secondary



PROJECT SUMMARY

The applicant requests approval of a revised preliminary plan to construct a 20,967 SF auditorium and associated classroom addition (known as the Cultural Arts Center) and three other future additions totaling 24,884 SF at the St. James Academy high school campus. The campus is located at the southeast quadrant of the intersection of Prairie Star Parkway and Clare Road. The Cultural Arts Center addition is the next phase of building additions and will be on the northeast side of the building, which faces Prairie Star Parkway. Other future additions shown on the proposed preliminary plan include an 8,934 SF addition to the multipurpose building and expansions to the main building of approximately 8,700 SF and 7,250 SF to accommodate additional classrooms. The applicant also proposes a 25-space parking lot expansion. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF) Existing: 142,140 Proposed Auditorium: 20,967 Future Additions: 24,884 Total: 187,991	CURRENT ZONING	COMP. PLAN
43.66		R-1	Institutional

The St. James Academy high school campus is an approximately 44-acre site located at the southeast corner of Prairie Star Parkway and Clare Road. Construction of the campus began in 2009 with the main high school building. Incremental additions have been made to the campus since 2009, including construction of athletic facilities and the construction of a 12,300 SF multipurpose building. This revised preliminary plan includes a 20,967 SF auditorium and classroom addition to the primary building, additions of 15,950 SF to the principal building and 8,934 SF to the multipurpose building, and an additional 25 parking spaces.

TABLE 1: PREVIOUS APPLICATIONS

Project Number	Application Type	Project Name	Date Approved
PL03-01P SU03-02	Preliminary Plan, and Special Use Permit	St. James Catholic High School	March 18, 2003
PL03-07F PT03-05F	Final Plan and Final Plat	St. James Academy	April 22, 2003
PL06-36FR	Final Plan	St. James Athletic Facilities	October 30, 2006
PL09-01PR	Revised Preliminary Plan	St. James Athletic Fields	May 19, 2009
PL09-08FR	Revised Final Plan	St. James Athletic Fields	August 3, 2009
PL23-02FR	Revised Final Plan	St. James Multi-Purpose Building	March 6, 2023
PL23-07FR	Revised Final Plan	St. James Stadium Improvements	December 4, 2023
DV25-02	Deviation	SJA Stadium Sound System	May 20, 2025



Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The proposed Cultural Arts Center auditorium addition is a building addition to the main St. James Academy high school campus building. A school, secondary is permitted in the R-1 Zoning District by special use permit (SUP). The initial preliminary plan for the campus was approved in the spring of 2003. A permanent SUP and final plan were approved in the spring of 2003 (SU03-02, PL03-07F). A revised preliminary plan was approved in 2009 (PL09-01PR) and the school began development the same year. Several plans have been approved for the campus since 2009, including plans for the multipurpose building (PL23-02FR) and upgrades to the stadium in 2023 (PL23-07FR).

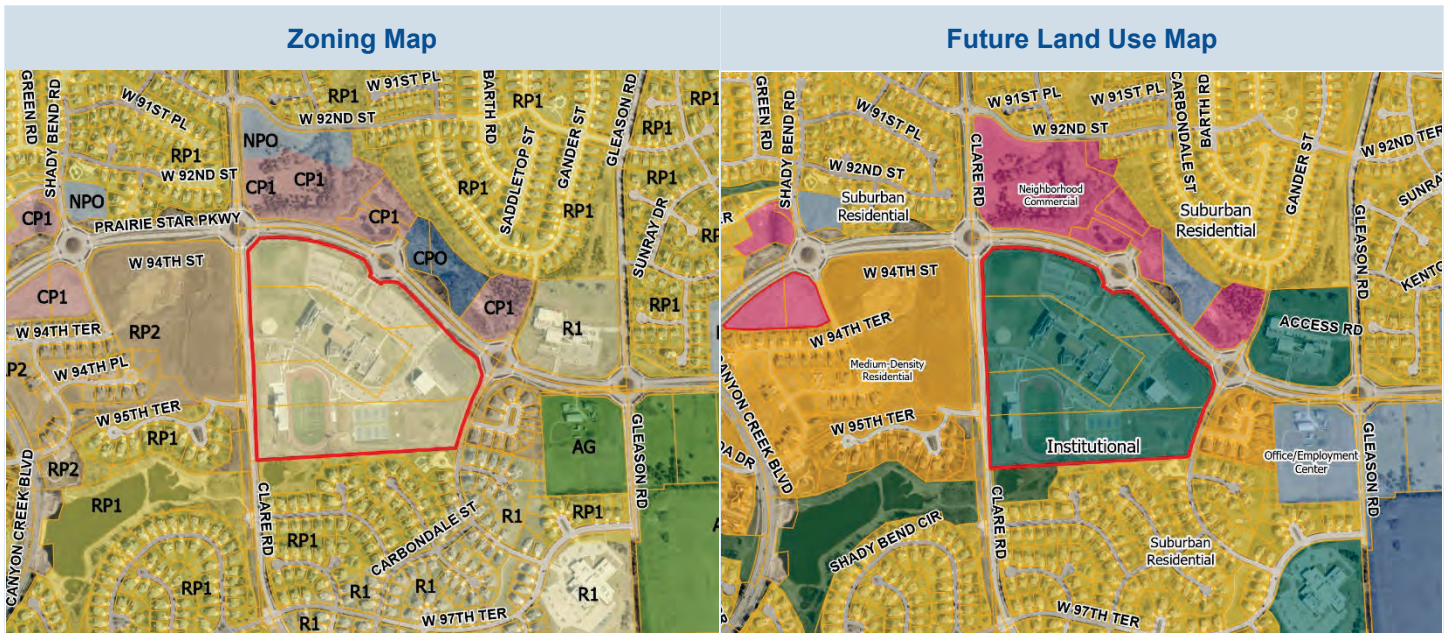


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Zoning	Land Use Classification	Current Use
Subject Property	R-1 Residential Single-Family District	Institutional	Private high school
North	CP-O, Planned General Office District and CP-1 Planned Neighborhood Commercial District	Neighborhood Commercial	Undeveloped land
South	RP-1 Residential Planned (Low-Density) District	Suburban-Density Residential	Single-Family Residential Subdivision
East	RP-2 Residential Planned (Intermediate-Density) District	Medium-Density Residential	Undeveloped Land
West	RP-2 Residential Planned (Intermediate-Density) District	Medium-Density Residential	Duplex Residential Subdivision

REVISED PRELIMINARY PLAN REVIEW

The applicant is requesting approval of a revised preliminary plan for a new 20,967 SF auditorium building addition known as the “Cultural Arts Center” at the St. James Academy high school campus, as well as future planned additions to the principal building of 15,950 SF for two future classrooms and 8,934 SF to the multipurpose building. The campus includes the main high school building, parking areas, an athletic stadium, sports fields, and an accessory multipurpose building.

The auditorium addition, which is planned to be the first phase, will occur on the northeast corner of the existing building. Modifications will be made to the drive aisle along the front of the building to add a pedestrian loading zone in front of the building. Future additions will occur as funding allows on the southwest and southeast sides of the principal building and the east side of the multipurpose building.

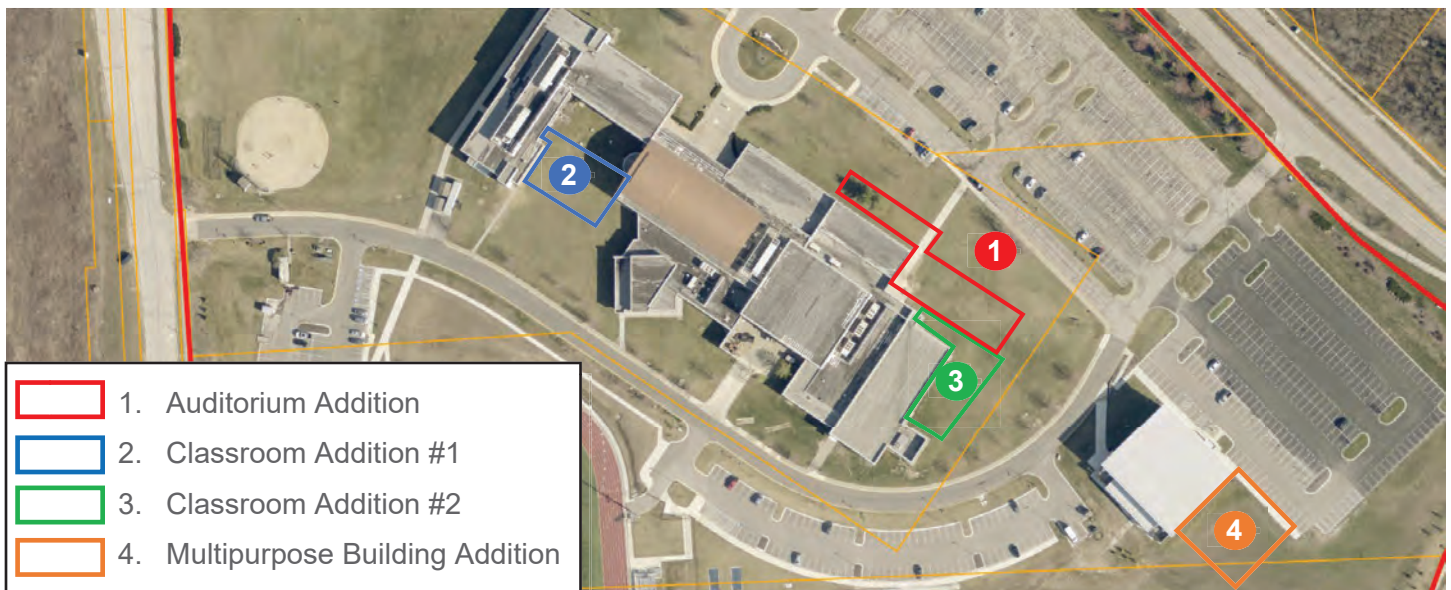


Exhibit 2: Future expansion areas.

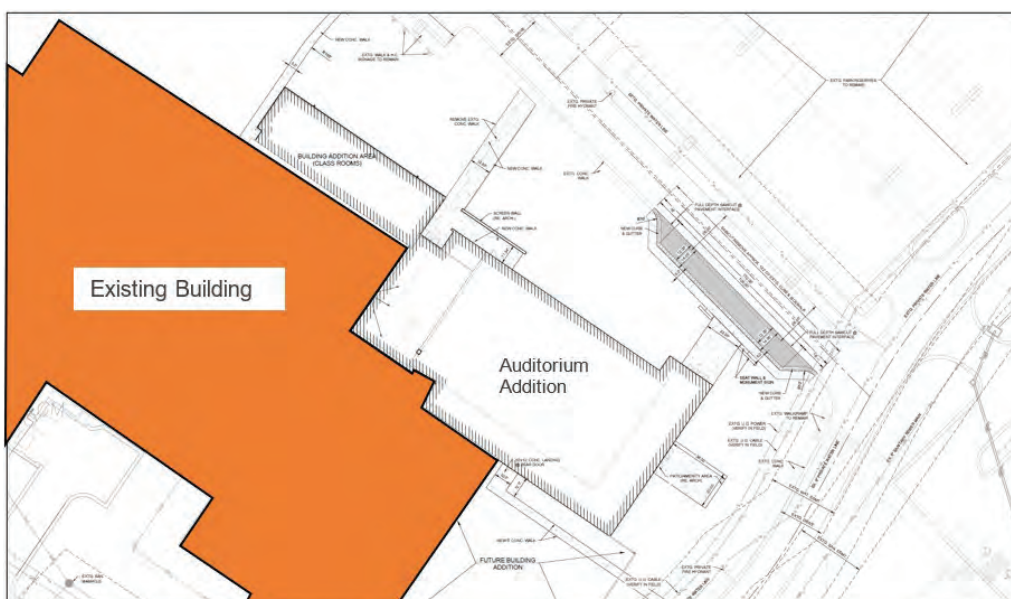


Exhibit 3: Proposed Site Plan for Phase 1 – Auditorium.

DIMENSIONAL STANDARDS

The main school building is located in the center of the overall St. James property. All proposed expansions to the main building and multipurpose building are expected to meet the setbacks indicated in Tables 3 and 4, subject to resolution of the existing property line affecting the multipurpose building addition. An existing property line affects the proposed multipurpose building addition and must be resolved before construction. The applicant may either relocate or remove the property line through a revised final plat or work with the Johnson County RTA to combine the parcels into a single parcel.

TABLE 3: DIMENSIONAL ANALYSIS – MAIN SCHOOL BUILDING

Yard	Required Minimum	Proposed	Difference
Front Yard Setback	35'	315'	+ 280'
Side Yard Setback	30'	350'	+ 320'
Side Yard, Corner Setback	30'	350'	+ 320'
Rear Yard Setback	20'	515'	+ 495'
Building Height	No minimum / maximum for non-residential buildings	40'	N/A

TABLE 4: DIMENSIONAL ANALYSIS – MULTIPURPOSE BUILDING

Yard	Required Minimum	Proposed	Difference
Front Yard Setback	35'	390'	+ 355'
Side Yard East	30'	304'	+ 274'
Side Yard West	30'	170'	+ 140'
Rear Yard Setback	20'	376'	+356'
Building Height	No minimum / maximum for non-residential buildings	40'	N/A

PUBLIC IMPROVEMENTS

There are no public improvements expected with this project. This project is for a series of building additions with a loading zone to accommodate the new auditorium and will not require the construction or relocation of any public roads, trails, or sidewalks.

ACCESS, TRAFFIC, AND PARKING

Access into the site occurs from two entrances on Prairie Star Parkway and one entrance on Clare Road. A private interior road network connects the parking areas, school, and athletic fields. There is a 25-space parking lot expansion planned on the northern portion of the site, along the Prairie Star Parkway frontage, which will receive access from existing internal drives. The proposed parking lot expansion will meet required parking setbacks, including landscape buffering, and will not include additional access from Prairie Star Parkway.

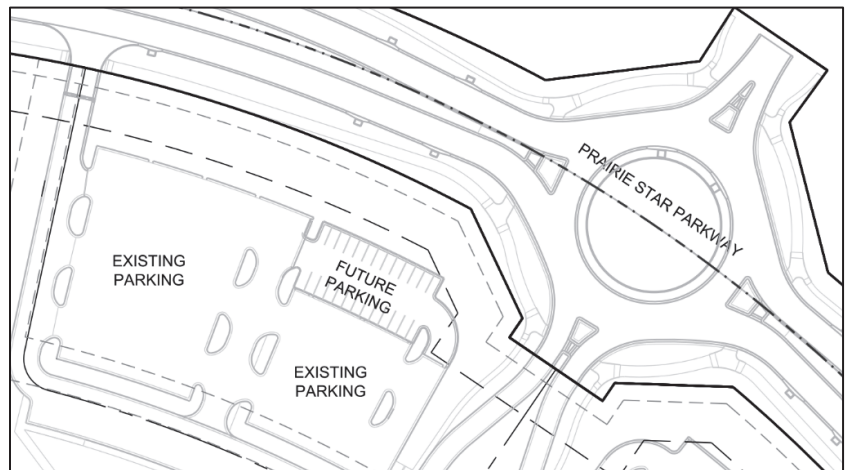


Exhibit 4: Future Parking Expansion

Most performances within the proposed auditorium are expected to be held outside of typical class hours, so the need for parking is not expected to overlap between student/employee school day parking and performance event parking. The auditorium building addition will result in a new pedestrian loading zone being added along the main interior road to accommodate pick-up/drop-off in close proximity to the new auditorium. Future planned additions to the site do not appear to require any alteration to site circulation or site access.

TABLE 5: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
High School	0.50 spaces for every student and 1 space for every employee	576	665 (+25 Planned)	+ 89 (+114 planned)

STORMWATER

The proposed project is consistent with the previously approved stormwater management plan, which has been previously implemented/constructed.

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 code review will be conducted based on the adopted codes at the time of the building permit submittal.

LIGHTING

Additional lighting will be added to the exterior of the additions. Site and exterior lighting on private development is subject to Section 4-1-C-4-I of the UDC. A more detailed lighting plan will be provided and considered with the final plan submittal for each expansion phase.

LANDSCAPING

As the campus has developed, landscaping has been installed in phases along the streets and throughout the site. The undeveloped areas of the campus are not landscaped. These areas are along the southeasterly part of the site.

The auditorium expansion will include landscaping along the perimeter of the building and exterior walkways, including evergreen and ornamental trees as shown in Exhibit 5. It is expected that some of this proposed landscaping will be relocated/replaced when the future expansion of Area 3 is added to the south of the proposed auditorium. Coniferous tree species have been added along the northern perimeter of the building to act as screening for the longer façade. These species will have year-round foliage to preserve the screening. Future site expansion will be reviewed separately for compliance with the UDC. There are no other on-site landscaping alterations planned at this time.

The proposed auditorium landscaping meets the perimeter planting requirements of Section 4-1-D-2-L of the UDC. The proposed landscape plan also meets the standards for street trees, internal parking lot landscaping, and conforms to the internal parking lot requirements.

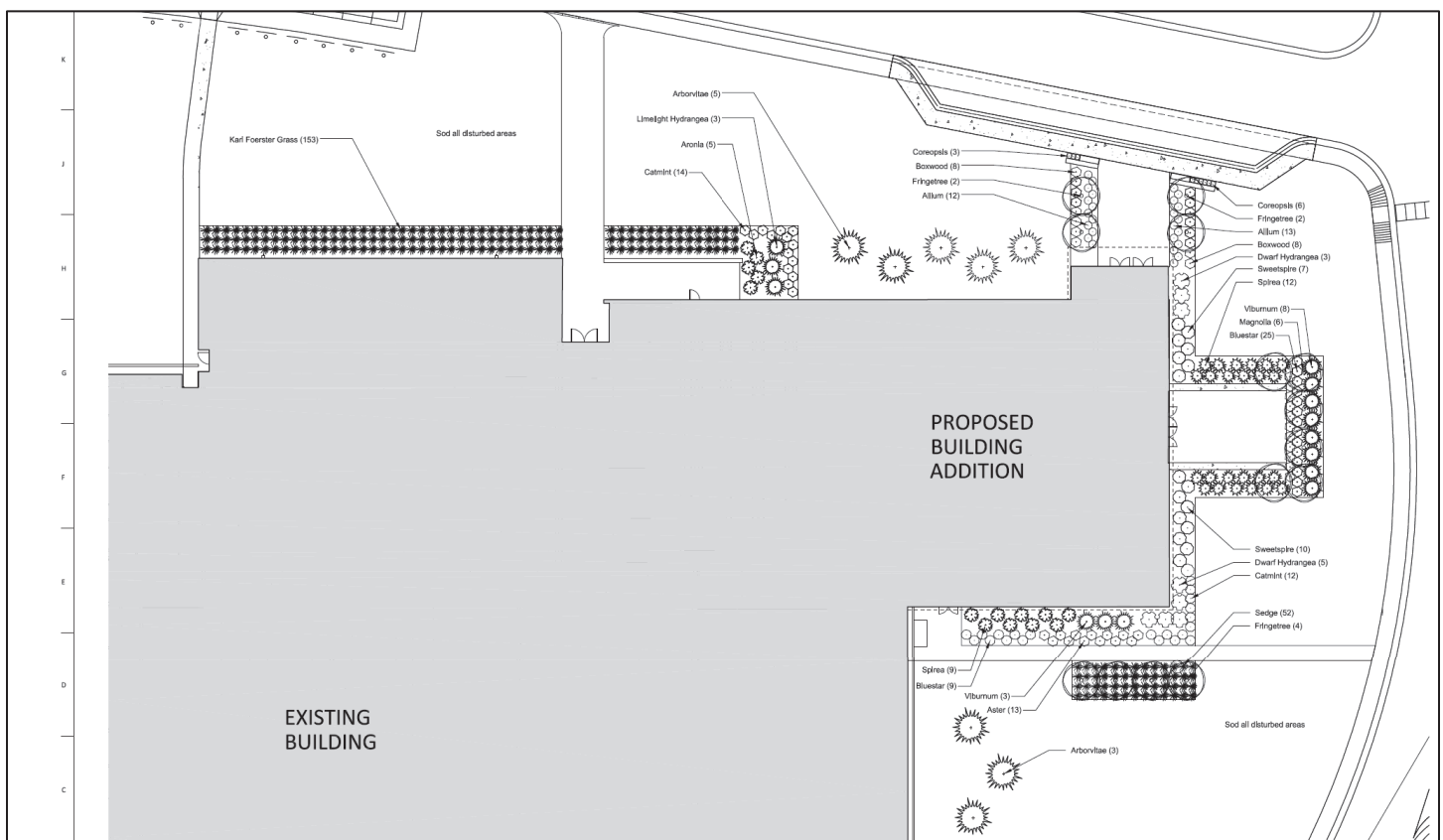


Exhibit 5: Landscape Plan for Phase 1 – Auditorium.

ARCHITECTURE

The proposed auditorium addition will use a similar exterior finish and material palette as the existing building. The addition will feature a variety of modular brick, including burgundy, beige, and “ironspot”, as well as preformed metal panels with brick facing and aluminum accenting around the new entrances. The upper half of the auditorium addition will include a ribbed brick pattern, distinct from the remainder of the building. This articulation, while not seen on the rest of the building, adds an interesting and distinct pattern to the building and helps break up what would otherwise be a long facade. It is not uncommon for the gymnasium or auditorium of a school building to feature a different, more distinct pattern or design than the remainder of the building. Landscaping will be installed near the base of the building along the northern elevation to provide year-round screening of the lower, less articulated portion of the new auditorium addition. Staff supports this architectural feature and believes it will enhance the overall look of the building.

The primary entrance into the new auditorium will be from the north from the main parking lot. A secondary entrance will connect from the south from the southern parking lot and walkways. These entrances will lead directly into the auditorium. A third entrance will come from the north and provide direct access into the backstage classroom areas. The addition will also feature an outdoor patio area, which will only be accessible through the interior of the building.

Future additions to the principal structure and multipurpose building will be reviewed separately for compliance with architectural standards; however, Staff notes that these additions will need to match the character and materials of the existing buildings.



Exhibit 6: Rendering of Phase 1 – Auditorium Addition.

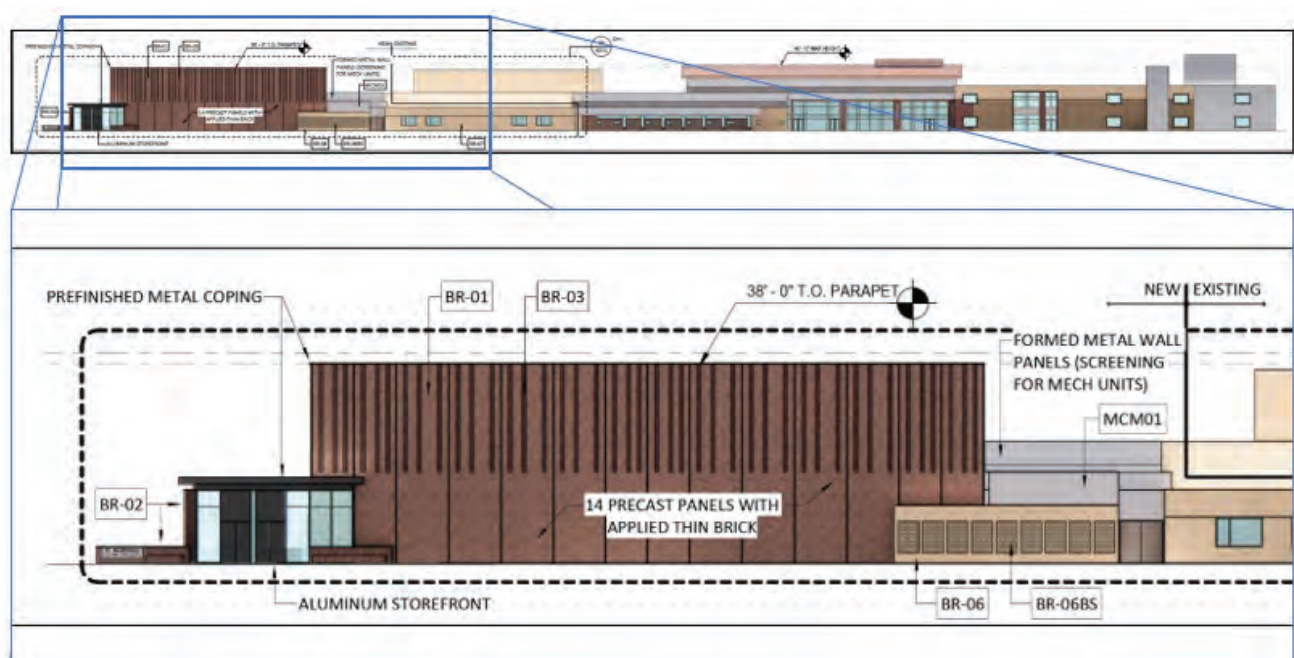


Exhibit 7: Elevation for Phase 1 – Auditorium Addition.

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 October 20, 2026.
- The applicant must submit a revised final plan application for each phase of this preliminary plan prior to applying for permit(s).
- Before permits are issued for the multipurpose building addition, the applicant must resolve the existing property line issue through one of two options: (1) submit a revised final plat to relocate or remove the property line; or (2) work with the Johnson County RTA to combine the parcels into a single parcel.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed revised preliminary plan for St. James Academy Cultural Arts Center & Future Additions.**

- The project will include a 20,967 SF Cultural Arts Center auditorium addition, as well as two future expansions totaling 15,950 SF for the principal structure and 8,934 SF for the multipurpose building.
- The project conforms with the Comprehensive Plan, complies with zoning and subdivision regulations, and provides appropriate utility, stormwater, and site design.
- The project is consistent with Lenexa's goals through *Strategic Community Investment* to create *Inviting Places*.

REVISED PRELIMINARY PLAN

Staff recommends **APPROVAL** of the revised preliminary plan for PL26-06PR – **St. James Academy Cultural Arts Center & Future Additions** at 24505 Prairie Star Parkway, for a school, secondary use.

St James Cultural Arts Center

2505 Prairie Star Place
Lenexa, KS 66227

Project Number: 02248300

St James Academy
2505 Prairie Star Place
Lenexa, KS 66227

St James Academy
2505 Prairie Star Place
Lenexa, KS 66227

St James Academy
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St James Academy
2505 Prairie Star Place
Lenexa, KS 66227

St James Academy
2505 Prairie Star Place
Lenexa, KS 66227

NOT FOR CONSTRUCTION

Overall Campus Site Plan
C1.0
Preliminary Development Plan

Enlarged Scale Site Plan
C1.1
Preliminary Development
Plan

Project Number: 02243100

OWNER: St Jerome Academy 24505 Prairie Star Pkwy Lenexa, KS	ARCHITECT: Multistudio 4200 Pennsylvania Kansas City, MO 64111 816.932.6655 multistudio
---	---

civil engineer:
Schlagel & Associates
14920 W. 107th Street
Lenexa, KS 66215
913.492.5158
www.schlagelassociates.com

structural engineer:
Bab, D. Campbell & Co.
4358 Bellvue Ave
Kansas City, MO 64111
816.533.4144
www.bdc-engr.com

map engineer:
Smith & Boucher Engineers
2561H W 303rd St
Olathe, KS 66061
913.345.2127
www.smith-boucher.com

theatre consultant:
Rose Steele Consulting
5000 Page Mill Drive
San Jose, CA 95111
650.468.8858
www.rosesteeleconsulting.com

acoustic consultant:
Acoustical Design Kiskadee
6229 W Hedgcock Place
Phoenix, AZ 85033
913.285.4492
www.adk.com

a/c consultant:
Avant Acoustics
25323 W 95th St
Lenexa, KS 66219
913.888.9111
www.avantacoustics.com

Issue Date: 09/18/2026

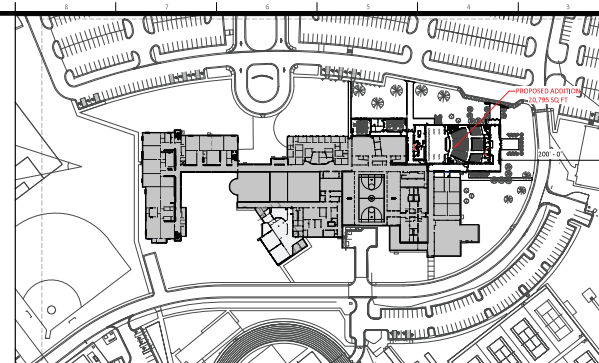
Revisions

Revisions		
NUMBER	DESCRIPTION	DATE

LESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS
 AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR
 CONSTRUCTION RECORDING PURPOSES OR REPLACEMENT

NOT FOR
CONSTRUCTION

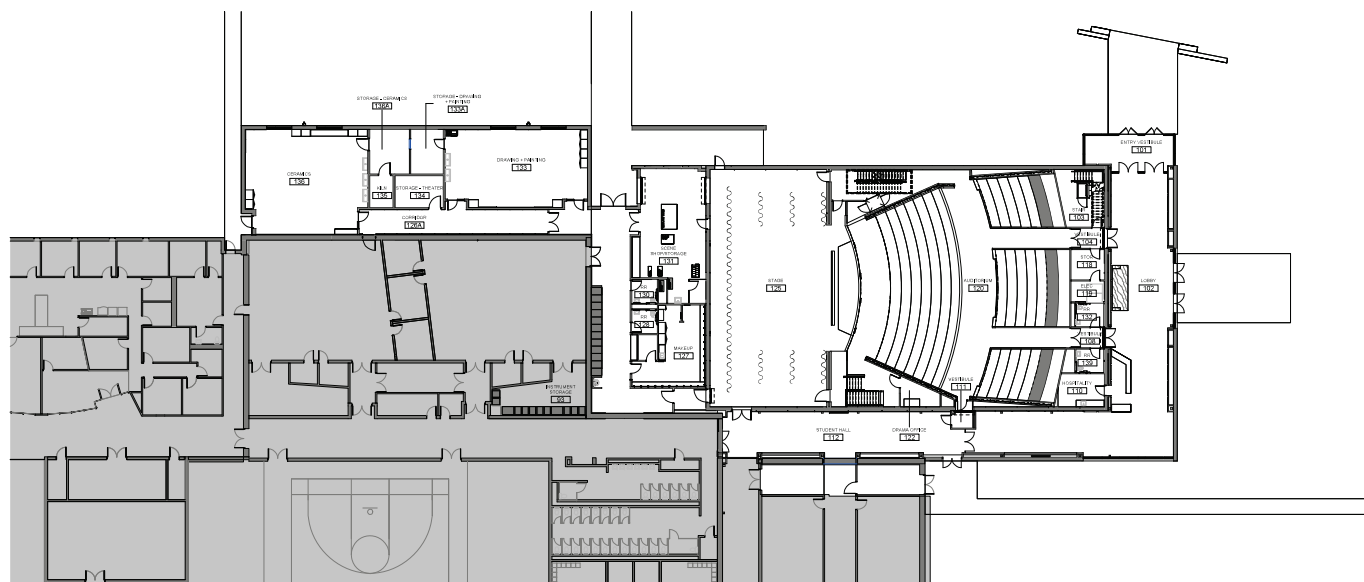
FLOOR PLAN - OVERALL
A110
PRELIMINARY PLAN
APPLICATION



KEY PLAN L3

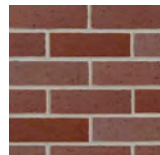
$$1'' = 100' \cdot 0''$$

- ### General Notes (Floor Plans):
1. ALL WALL TYPES TO BE GL UNLESS OTHERWISE NOTED.
 2. ALL WALL DIMENSIONS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED.
 3. MASONRY WALLS ARE NOMINALLY CENTERED ON GRID LINES AND MASONRY DIMENSIONS ARE NOMINALLY UNLESS OTHERWISE NOTED.
 4. DOOR AND WINDOW WALLS NEAR PERPENDICULAR WALLS ARE LOCATED 4" OFF FACE OF PERPENDICULAR WALL UNLESS OTHERWISE NOTED.
 5. DOOR AND WINDOW WALLS ARE LOCATED IN ROOM OPENINGS DIMENSIONED ON SHEET.
 6. SEE GENERAL ACCESSIBILITY SHEET FOR HEIGHTS AND LOCATIONS OF TOILET ACCESSORIES NOT SHOWN ON THIS SHEET.
 7. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS NEW AND EXISTING. NOTIFY THE ARCHITECT/OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
 8. ENLARGED PLANS MAY BE ROTATED OR MIRRORED COMPATIBLE WITH THE ARCHITECT'S INTENT.
 9. CONTRACTOR TO PROVIDE 4" - 6" HIGH PLYWOOD BACKER BOARD IN ALL MECHANICAL AND ELECTRICAL ROOMS MOUNTED 1'-6" A.F.F. FOR SHIMMING OF ROOF.



OVERALL FLOOR PLAN A3

 $106^{\circ} \pm 1^{\circ}$



UTILITY BRICK -
MOUNTAIN RED



METAL COMPOSITE
MATERIAL PANEL

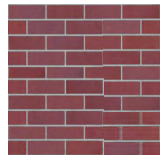


UTILITY BRICK -
BEIGE



FORMED METAL
WALL PANELS

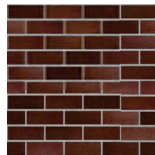
EXISTING CAMPUS - IMAGES & MATERIALS J3



BR-01/02
MODULAR BRICK -
BURGUNDY BLEND



MCM01
METAL COMPOSITE
MATERIAL PANEL



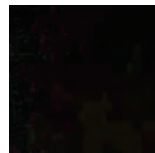
BR-03/04/05
MODULAR BRICK -
MEDIUM IRONSPOT
#46



FORMED METAL
WALL PANELS
(ROOF SCREEN)



BR-06/07
UTILITY BRICK -
BEIGE



ALUMINUM
STOREFRONT



PROPOSED ADDITION - IMAGES & MATERIALS A3

General Notes (Exterior Elevations):

1. MATERIALS AND FINISHES INDICATED APPLY TO ALL SIMILAR ELEMENTS.
2. COORDINATE EXTERIOR LIGHTING FIXTURE TYPES AND LOCATIONS WITH ELECTRICAL DRAWINGS.

St James Cultural Arts Center

24505 Prairie Star Place
Lenexa, KS 66227

Project Number: 02243100

owner: St James Academy
24505 Prairie Star Place
Lenexa, KS 66227
913.913.4503
multi-studio

architect: Schlegel & Associates
14023 W. 37th Street
Lenexa, KS 66215
913.862.7788
www.schlegelassociates.com www.schlegel-arch.com

structural engineer: Rink, D. Campbell & Co.
6130 Delaware Ave
Kansas City, MO 64111
816.511.1118

interior consultant: Rink, D. Campbell & Co.
6130 Delaware Ave
Kansas City, MO 64111
816.511.1118

landscape architect: Rink, D. Campbell & Co.
6130 Delaware Ave
Kansas City, MO 64111
816.511.1118

acoustic consultant: Acoustic Consultants
6279 W. Hedgehog Place
Phoenix, AZ 85048
913.251.4492
www.acoustic.com

fire consultant: Fire Consultants
5010 Poplar Mill Drive
San Jose, CA 95121
408.868.8950
www.fireconsultants.com

BRICK MATERIAL LIST

MODULAR

BR-01 ENDICOTT VELOUR BURGUNDY BLEND RUNNING BOND (HORIZONTAL)

BR-02 ENDICOTT VELOUR BURGUNDY BLEND STACKED BOND (HORIZONTAL)

BR-03 ENDICOTT VELOUR MEDIUM IRONSPOT #46 STACKED BOND (VERTICAL)

BR-04 ENDICOTT VELOUR MEDIUM IRONSPOT #46 RUNNING BOND (HORIZONTAL)

BR-05 ENDICOTT VELOUR MEDIUM IRONSPOT #46 STACKED BOND (HORIZONTAL)

BR-06 YANKEE HILL VELOUR (BEIGE) - MATCH EXISTING BUILDING BEYOND FLEMISH BOND (HORIZONTAL)

BR-06S YANKEE HILL VELOUR (BEIGE) - MATCH EXISTING BUILDING BEYOND FLEMISH BOND BRISE SOLEIL (HORIZONTAL)

UTILITY

BR-07 YANKEE HILL VELOUR (BEIGE) - MATCH EXISTING BUILDING BEYOND RUNNING BOND (HORIZONTAL)

Issue Date: 09/28/2026

Revisions

REVISION DESCRIPTION DATE

THIS IS A PRELIMINARY PLAN. ANY CHANGES TO THE DESIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES OR FOR INFORMATION.

NOT FOR
CONSTRUCTION

EXTERIOR ELEVATIONS
A210
PRELIMINARY PLAN
APPLICATION

7. St. James Academy Cultural Arts Center & Future Additions — Consideration of a revised preliminary plan for building additions on property located at 24505 Prairie Star Parkway within the R-1, Single-Family Residential District. PL26-06PR

APPLICANT PRESENTATION

Sally Wurtzler, with Multistudio and a member of the design team, introduced herself and Andy Tylicki, President of St. James Academy. She stated that the application was a request for approval of a revised development plan to construct an approximately 20,000 SF auditorium and classroom addition on the east end of the existing St. James Academy high school building. She explained that the revised plan also included future building additions as part of the school's overall master plan; however, those additions had not yet been fully designed and would be submitted to the City for planning review as the school's needs arose. The plan revision did not propose any changes to the existing site access, circulation, or parking. The school would coordinate activities to manage concurrent use of parking and other resources. Ms. Wurtzler stated that the architectural expression of the addition would complement the existing school building, with brick as the predominant material, incorporating a variety of patterns and tones with metal panel accents consistent with the original building. Coniferous trees would be strategically planted along the north façade to screen and soften the lower portion of the tall auditorium façade. She noted that the addition met all setback requirements, was consistent with the previously approved stormwater management plan, and met the City's landscape requirements. Construction of the cultural arts addition was anticipated to begin in spring 2027, while development of the remaining master plan improvements would be contingent on future funding and planning.

STAFF PRESENTATION

James Molloy presented the Staff Report for a revised final plan for the St. James Academy Cultural Arts Center and future additions at 24505 Prairie Star Parkway. Mr. Molloy explained that the primary focus of the plan was the approximately 21,000 SF Cultural Arts Center, which would include an auditorium and associated classrooms. The plan also identified two future classroom additions of approximately 16,000 SF and a 8,900 SF addition to the multipurpose building. He clarified that the additions were numbered for reference only and did not indicate the order or phases of construction. Mr. Molloy stated that the property was located at the southeast corner of Prairie Star Parkway and Clare Road, was zoned R-1, Single-Family Residential District, and was designated for Institutional use on the Future Land Use Map. He noted that the property was surrounded by a mix of residential and light commercial zoning, with future commercial development to the north and office and heavier retail uses to the east. He reviewed the overall site plan and identified the proposed Cultural Arts Center and future additions. He explained that construction of the Cultural Arts Center was anticipated within the next year, while the remaining additions would be dependent on future funding and fundraising. Mr. Molloy then went over the proposed plans the Cultural Arts Center, which would include an auditorium, stage, classrooms, and associated back-of-house areas such as storage and a makeup room. He noted that the addition would include new pedestrian pathways connecting to the existing parking lots, as well as a pedestrian loading and unloading area in front of the building. The loading area would provide additional space for drop-off without impacting site circulation. He stated that landscaping would be provided around the site to accent the building entrances and provide visual relief along the building elevations. He reviewed the building elevations and noted that the addition would incorporate brick and preformed metal panels with a brick façade. A ribbed pattern on portions of the auditorium façade would help break up the large building elevation, and Staff believed the combination of the architectural treatment and landscaping would maintain consistency with the surrounding site. Mr. Molloy reviewed the site renderings and stated that, while the addition would be somewhat prominent, Staff believed it would not be overbearing and would be typical of a high school facility. He concluded by stating that Staff was recommending approval of the

revised final plan and noted that the project is tentatively scheduled for the October 20, 2026 Governing Body meeting.

PLANNING COMMISSION DISCUSSION

Commissioner Katterhenry stated that he liked the appearance of the proposed addition and believed it would be a good addition to the high school. He asked whether the project would require additional parking or if the existing parking was adequate. Mr. Molloy stated that Staff expected the existing parking to be adequate for the project. He noted that current parking counts indicated a surplus of approximately 90 spaces on the site, which Staff believed would adequately serve the proposed auditorium.

Commissioner Burson stated that, having served on the Planning Commission for several years, he had seen various plans for the facility and was aware that future additions would be phased in over time. He stated that he felt the current plan was consistent with what the Commission had seen and heard over the years and was glad to see the project moving forward. He expressed his support for the project.

Commissioner Horine asked whether the two classrooms shown with the auditorium, which were identified as painting and ceramics classrooms, would be used as art classrooms. Mr. Tylicki confirmed that they would, and Commissioner Horine asked whether they would serve existing students. Mr. Tylicki confirmed that the two classrooms associated with the Cultural Arts Center would serve existing students. In response to Commissioner Horine's question regarding the future classroom additions, he stated that the high school could potentially grow, but the school intended to maintain an enrollment of approximately 1,000 to 1,050 students. He explained that the future additions would help support the school's programs and noted that, several years earlier, the school had converted a wrestling room into six classrooms due to a lack of space. He stated that the future additions would also allow the wrestling program to return to campus. He indicated that he did not anticipate the additional classrooms being constructed in the immediate future.

Commissioner Horine stated that the future additions were still several years away but explained that his question related to ongoing traffic concerns along 95th Street, particularly at the K-7 and Prairie Star Parkway intersection. He acknowledged that the traffic issues were not the responsibility of St. James Academy but noted that additional students could contribute to increased traffic. He asked how proactive the City was in encouraging Kansas Department of Transportation (KDOT) to address improvements at the K-7 and Prairie Star Parkway intersection. Tim Collins stated that the City frequently discussed the need to expand the bridge and that improvement remained a priority. He noted that the City discussed the matter with KDOT when opportunities arose.

Commissioner Horine asked whether the project was included in KDOT's current schedule. Mr. Collins stated that, to his knowledge, it was not currently scheduled and noted that Scott McCullough had spoken with KDOT more recently. Mr. McCullough confirmed that the project was not currently on a construction schedule but stated that the need for improvements remained a priority for both the City and KDOT.

Commissioner Harber stated that he too had served on the Commission for several years and appreciated the thoughtful way the applicant had added to the site and campus. He stated that he felt the proposed addition fit well with the existing campus and would be a positive addition to the overall plan.

Commissioner Dharod asked whether Staff could provide additional details regarding the property lines and confirm there were no related issues. Mr. Molloy explained that St. James Academy was originally platted as one contiguous lot, but the tax parcels appeared to have been divided during construction. Staff had discussed consolidating the parcels with the Johnson County Tax Office and would provide the applicant with information on how to proceed. He noted that the only portion of the proposed development

affected was the future multipurpose building expansion, which would cross an existing east-west property line.

Chairman Poss asked whether the site was currently platted as one parcel or if the multiple parcels shown in the County's Automated Information Mapping System (AIMS) were tax parcels. Stephanie Sullivan explained that the property was originally platted as one lot but may have been sold in phases, resulting in the current tax parcel lines. She stated that the issue could be resolved through a tax parcel consolidation and considered it a technical cleanup that Staff would like completed before approving a building that crosses a parcel line.

Commissioner Burson asked why the property line issue was not identified when the recently constructed stadium was approved. Ms. Sullivan stated that it may have been overlooked during Staff's review and noted that the County indicated the parcel lines were likely created when the property was sold. She offered to research the issue further and provide more information after the meeting.

Chairman Poss noted that it was encouraging to see the school continuing to invest in and improve the property, adding that it was a good asset to the City.

MOTION

Chairman Poss entertained a motion for **APPROVAL** of the revised preliminary plan for PL26-06PR – **St. James Academy Cultural Arts Center & Future Additions** at 24505 Prairie Star Parkway, for a school, secondary use.

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



**CITY COUNCIL
MEMORANDUM**

ITEM 5

SUBJECT: Consideration of a rezoning, special use permit, and preliminary plan for WaterOne for a mining and quarrying operation on property located at 10401 Renner Boulevard

CONTACT: Stephanie Sullivan, Planning Manager

DATE: October 20, 2026

ACTION NEEDED:

- a. Pass an ordinance rezoning a 42-acre property from the BP-1, Planned Business Park District to the BP-2, Planned Manufacturing District; and
- b. Pass an ordinance approving a five-year special use permit (SUP) for a mining and quarrying use; and
- c. Approve a companion preliminary plan.

APPLICANT:

Cole Andersen, Bettis Companies

OWNER:

Water District #1 of Johnson County

PROPERTY LOCATION/ADDRESS:

Southeast corner of K-10 Highway &
Renner Boulevard

DESIGN PROFESSIONAL:

David Brucker, Hometown Engineering

PROJECT BACKGROUND/DESCRIPTION:

The applicant requests approval of a five-year SUP to allow a mining and quarrying use in order to stabilize and reclaim an undermined area for future development at the southeast corner of K-10 Highway & Renner Boulevard. Because mining and quarrying is permitted in BP-2, Planned Manufacturing District, and not BP-1, Planned Business Park District, the applicant also requests approval to rezone approximately 42 acres from BP-1 to BP-2 so that the entirety of the property is zoned BP-2.

The Future Land Use Map classifies this site as Business Park. The requested rezoning aligns with the Comprehensive Plan and the proposed five-year SUP assists in reclaiming the property for future permanent development. The overall operation will last eight to 10 years, so staff anticipates a request for renewal of the SUP in the future so that operations may continue.

The companion preliminary plan reflects the area of mining, perimeter buffers, and the locations of temporary structures, equipment, and materials that will move throughout the site as phased site work occurs. Access to the site is from Renner Boulevard. An existing southbound left-turn lane exists at the full access entrance along Renner Boulevard. A northbound right-turn lane along Renner Boulevard is required to serve the use. This application does not include an asphalt or concrete batch plant and is limited to the mining and sale of rock.

Staff and the Planning Commission recommend approval of the applications with conditions noted in the Planning Commission summary below.

STAFF RECOMMENDATION:

Pass the ordinances and approve the companion preliminary plan.

PLANNING COMMISSION ACTION:

The item was considered at the October 5, 2026, Planning Commission meeting. A public hearing was held. Two members of the public representing interests in the property on the west side of Renner Boulevard where quarrying is currently taking place spoke in favor of the requests.

The Commissioners discussed the mining operation to the west of Renner Boulevard and noted there were no noise, pollution, or other complaints since its approval. Commissioners discussed the final grading of the site and the condition of other undermined properties, including under Renner Boulevard. Several Commissioners voiced support for the project and noted that permanent development of the property is not possible without remediation of the undermined areas.

Chairman Poss entertained a motion to recommend **APPROVAL** for rezoning property from BP-1, Planned Business Park District to BP-2, Planned Manufacturing District for the WaterOne Mine Remediation project located at the southeast corner of K-10 Highway & Renner Boulevard. Moved by Commissioner Wagner, seconded by Commissioner Burson, and carried by a unanimous voice vote.

Chairman Poss entertained a motion to recommend **APPROVAL** of the SUP for a period of five years for a mining and quarrying use for WaterOne Mine Remediation at the southeast corner of K-10 Highway & Renner Boulevard, subject to the following conditions:

1. Hours of operation shall be limited to Monday through Friday, 6 AM to 6 PM. Rock crushing equipment shall not be used before 7 AM.
2. Blasting shall be limited to Monday through Friday, 8 AM to 4 PM and shall only occur with an approved permit from the Fire Department.
3. Land use buffers shall be maintained as listed below. No quarry/mining operations, blasting, parking, structures or uses shall be permitted within the land use buffers and existing vegetation shall be preserved.
 - o A buffer of 100 feet in depth will be preserved along the northern, eastern, and western property line abutting K-10 Highway, Renner Boulevard, and the adjacent property to the east, as shown in Exhibit 5.
4. All public improvements to Renner Boulevard must be completed prior to operations commencing.
5. Reclaimed portions of the site shall be graded to no more than a 3:1 slope and shall be seeded and maintained with appropriate vegetation.

Moved by Commissioner Horine, seconded by Commissioner Dharod, and carried by a unanimous voice vote.

Chairman Poss entertained a motion for **APPROVAL** of the preliminary plan for WaterOne Mine Remediation at the southeast corner of K-10 Highway & Renner Boulevard for a mining and quarrying use.

Moved by Commissioner Burson, seconded by Commissioner Harber, 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 - Rezoning
5. Ordinance - SUP



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

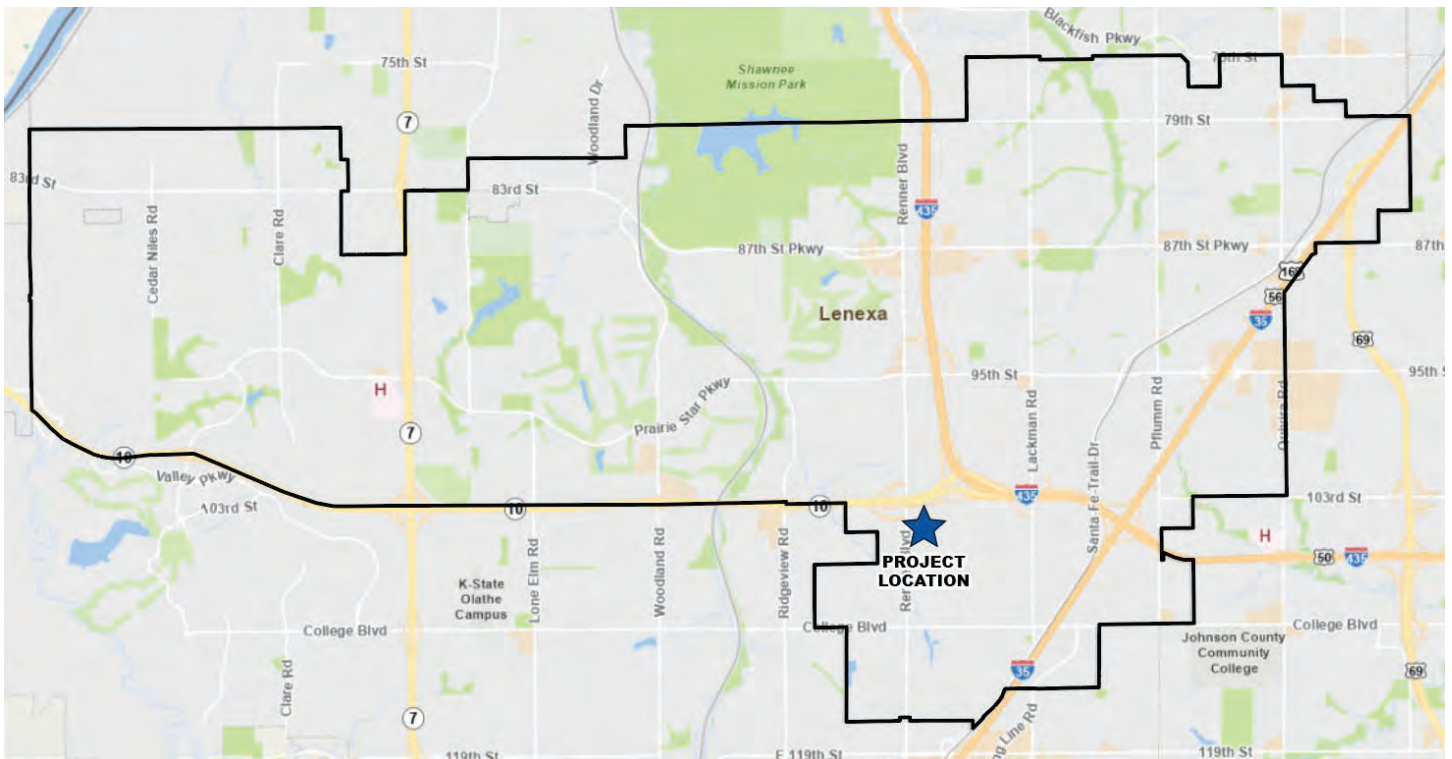
WaterOne Mine Remediation



0 435 870 1,740 Feet

WATERONE MINE REMEDIATION

Project #:	RZ26-05, SU26-08, PL26-09P	Location:	Southeast corner of K-10 Highway & Renner Boulevard
Applicant:	Cole Andersen, Bettis Companies	Project Type:	Rezoning, Special Use Permit, and Preliminary Plan
Staff Planner:	Jessica Lemanski	Proposed Use:	Mining & Quarrying



PROJECT SUMMARY

The applicant requests approval of a rezoning, special use permit, and preliminary plan for a mining and quarrying operation at the southeast corner of K-10 Highway and Renner Boulevard. The applicant proposes to rezone approximately 42 acres from the BP-1, Planned Business Park District, to the BP-2, Planned Manufacturing District so that the entirety of the property is zoned BP-2. A special use permit is also requested for the mining and quarrying use. The purpose of this operation is to stabilize and reclaim an undermined area of approximately 55 acres to provide a stable ground surface for future development. The plans show the layout of the site operations and include construction of turn lanes along Renner Boulevard. This project requires a Public Hearing.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
54.9	N/A	BP-1, BP-2	Business Park

The subject site is comprised of two parcels totaling 54.9 acres. Mining began on the subject properties in 1976 and was known as the Holland Mine No. 1. The mine progressed east as tunnels were excavated under Renner Boulevard (formerly Renner Road) and operations on this site ceased in 1987. The Kansas Department of Transportation (KDOT) acquired 4.8 acres near K-10 Highway during the Gateway Project and filled approximately 1 acre of the mine to stabilize it for the highway. WaterOne acquired the site in 2013, and remediation is necessary prior to any development of the site. There has been no development at this site to date.

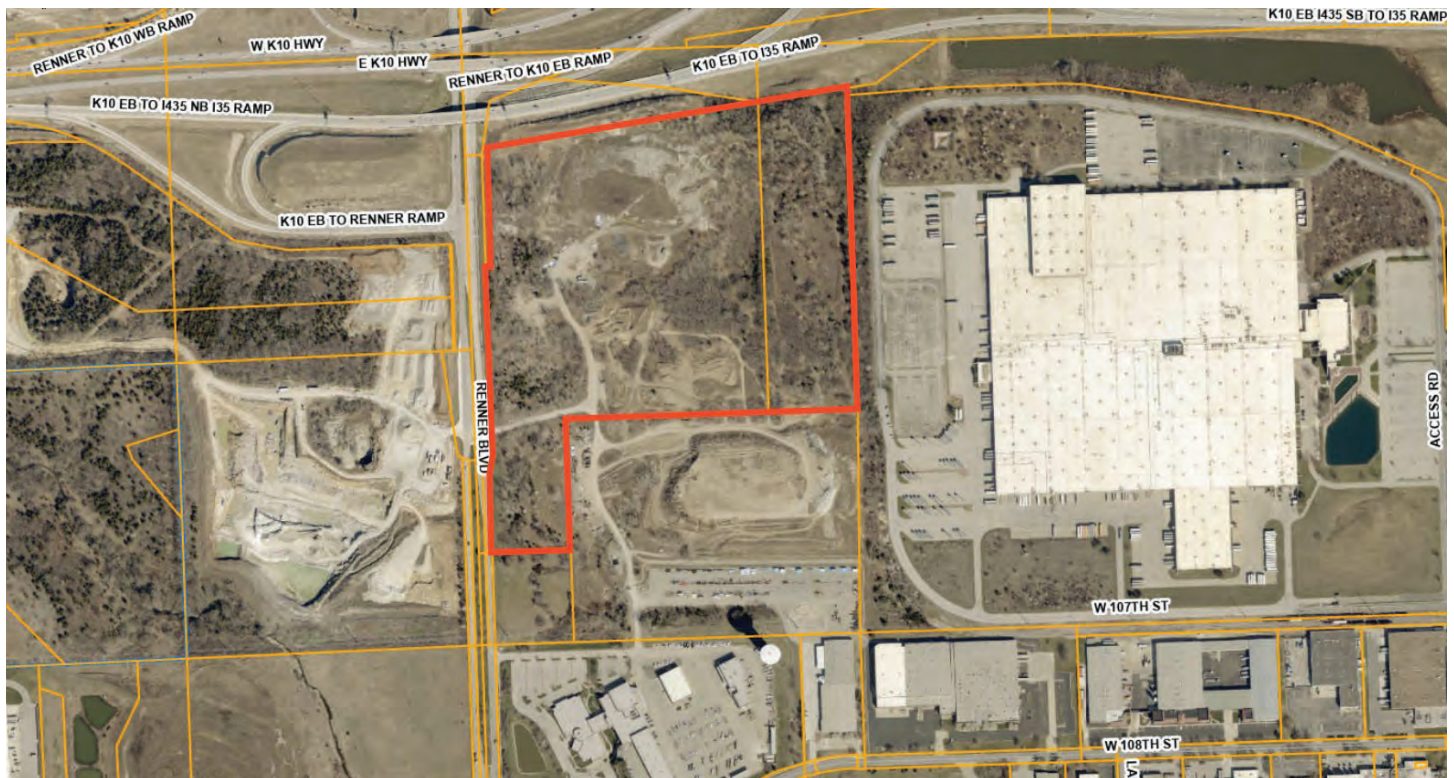


Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The site includes two parcels within two zoning districts, the BP-1, Planned Business Park District and the BP-2, Planned Manufacturing District. The proposed use is Mining and Quarrying, which is allowed in the BP-2 Zoning District with the approval of a special use permit. The site is currently limited in productive uses because it is an unstable undermined area. Reclamation activity is one of a limited number of suitable uses for the site in its current state. The property immediately adjacent to the property to the east is developed as a distribution center and parking area and is unlikely to be negatively affected by the proposed reclamation project. The property is adjacent to K-10 Highway to the north and Renner Boulevard to the west. The property to the south is also under WaterOne's ownership.

The operation is intended to reclaim undermined property that cannot be developed in its current condition due to mine instability and ongoing failures. The proposed work would remove material from the surface down to the floor of the existing mine, eliminating the underground cavities and voids. Excavated material would then be processed and compacted within the excavation to create a stable surface with the potential for future development. To assist in illustrating both the existing conditions and intended result of the remediation project, Exhibit 2 demonstrates an original mine, a failing mine, and a remediated mine.



Exhibit 2: Typical, collapsed, and remediated mine profiles

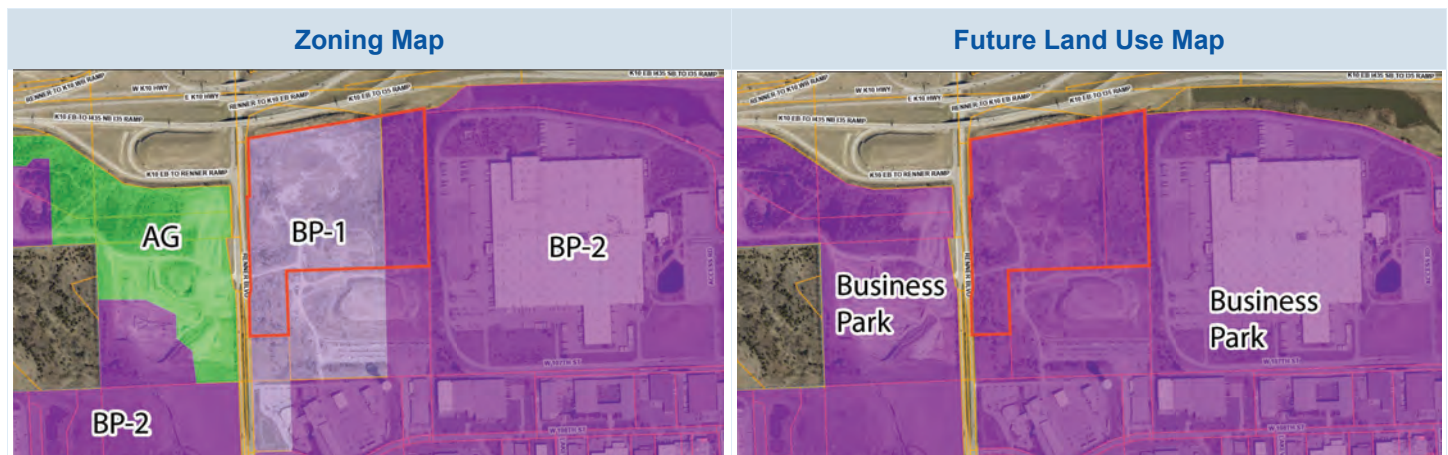


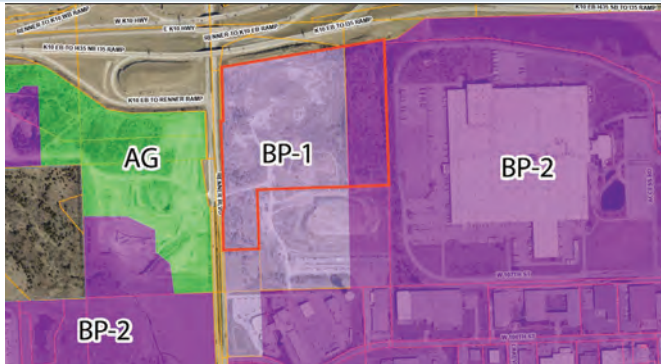
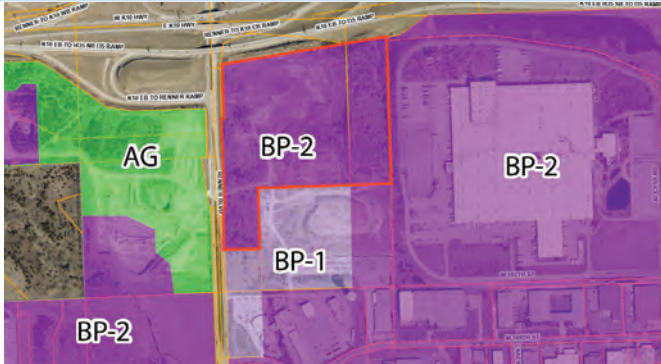
TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Business Park	BP-1 Planned Business Park District BP-2 Planned Manufacturing District	Undeveloped
South	Business Park	BP-1 Planned Business Park District BP-2 Planned Manufacturing District	WaterOne Headquarters (Office) & Fill Site
North	N/A	N/A	K-10 Highway
East	Business Park	BP-2 Planned Manufacturing District	Wholesale and Warehousing
West	Business Park	N/A	Renner Boulevard

REZONING REVIEW

The applicant requests that 41.8 acres of the 54.9-acre subject property be rezoned from the BP-1, Planned Business Park Zoning District, to the BP-2, Planned Manufacturing Zoning District. The balance of the site is already zoned BP-2. The proposed Mining and Quarrying use is only allowed in the BP-2 Zoning District with the approval of a special use permit. The Future Land Use Map classifies this property as a Business Park.

TABLE 2: REZONING ANALYSIS

Current Zoning	Proposed Rezoning
	

Staff provides the following analysis for the review criteria within Section 4-1-G-5 of the UDC.

1. The character of the neighborhood.

The character of the neighborhood consists of a mix of uses including industrial warehouse, distribution, and office buildings developed in a business park setting. The WaterOne headquarters and fill site are immediately to the south of the property, and JCPenney's distribution center is to the east. The property is adjacent to Renner Boulevard on the west and K-10 Highway on the north. The formerly mined property west of Renner Boulevard is currently being reclaimed to provide Business Park development opportunities.

2. The zoning and use of properties nearby.

See Table 1.

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

The applicant proposes to rezone a 41.8-acre portion of the subject site to BP-2 to allow for the Mining and Quarry use to reclaim undermined land and restore it to a developable state. A 13-acre portion of the subject site is already zoned BP-2. The land is undevelopable in its current state due to the condition of the mine and ongoing mine failures. Once the property is restored to a stable condition, the property will have more potential for future development.

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

Reclaiming the mine is necessary to put the property back into productive use. The ultimate use will be compatible with the Business Park classification within the City's Comprehensive Plan and either a permitted or special use allowed within the BP-2 Zoning District, similar to other uses in the area. Staff does not anticipate any detrimental effects to nearby property with the reclamation process due to mitigation of dust and noise by the applicant and does not anticipate any detrimental effects with future Business Park uses after reclamation is completed.

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

The subject property has never had any surface development. Mining of what was known as Holland Mine No. 1 began on the properties across Renner Boulevard to the west in 1976. The mine progressed east to the subject properties as tunnels were excavated under Renner Boulevard (formerly Renner Road) and operations on this site ceased in 1987.

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.

Staff does not see a relative gain to the public in recommending denial of this application given the existing development pattern of the area and the current undevelopable state of the property.

7. Recommendation of City's permanent professional staff.

See Staff's 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.

As noted in the Comprehensive Plan, this property is classified for Business Park development. The requested zoning district of BP-2, Planned Manufacturing Zoning District is consistent with this Future Land Use classification.

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.

Utilities and services are available nearby. No utilities are necessary for the Mining and Quarry use.

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.

Improvements to Renner Boulevard include the addition of a northbound right-turn lane. A southbound left-turn lane is already existing. With the required public street improvements, the proposed use should not adversely impact the safety or capacity of the surrounding street network.

The UDC does not identify a specific parking requirement for mining or quarrying use but rather notes that parking requirements shall be determined by the City. Staff review of proposed parking was based on site-specific uses related to the intensity of use such as the number of employees, uses taking place on-site, and anticipated number of vehicles. The use is also unique in that parking areas will likely move as mining operations move throughout the site. The applicant has identified that there will be fewer than 10 employees on-site at any one time during working hours and up to 20 trucks per day at peak season. There will be no overnight parking.

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.

The proposed use has the potential to generate harmful impacts. Staff has worked with the applicant to mitigate such impacts in the following ways:

- **Air Pollution and Dust:** The operator, Mid-States Materials, LLC will ensure airborne dust produced by the operations will comply with all Air Quality Standards and Regulations of the Kansas Department of Health and Environment (KDHE) and the Environmental Protection Agency (EPA). Airborne dust is controlled onsite with a water suppression system. The water suppression system consists of pumps that pump water through lines to various spray bars on crushing equipment. A water truck will also be on site to treat internal roads.
- **Noise:** For noise management, rock crushing equipment shall not be located within the buffer areas and will operate only during the hours of 7 am to 6 pm. Additional operations may only occur between 6 am and 6 pm.
- **Light:** Lighting apparatuses shall not be located within the buffer areas and shall be staged so as to shine light away from property lines. Lights, whether semi-permanent, temporary, on vehicles, or on equipment are to be used only between the hours of 6 am and 6 pm (operation hours).
- **Vibrations and blasting:** Blasting will be approved only on a case-by-case basis through review and approval from the Fire Department. No blasting shall occur outside of operation hours nor within the designated buffer areas.

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.

This site will be subject to Lenexa's stormwater management requirements, which when implemented mitigates stormwater impacts created by the proposed use.

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 applicant shall comply with all applicable requirements of the UDC. The proposed plan does not include any requests for deviations. Final plans within the BP zoning districts may be approved administratively provided that no new deviations are necessary.

SPECIAL USE PERMIT REVIEW

Mining and Quarrying is allowed in the BP-2 Zoning District upon approval of a special use permit. The proposed mining and quarrying operation includes processing and selling limestone from the mine's roof slab, support columns, and floor slab. According to the applicant, revenue from rock sales would help offset the cost of reclaiming the site. Final grades, which must be identified on a site reclamation plan, will be reviewed and approved as part of the final plan. It is expected that the site shall be fully vegetated with appropriate groundcover established upon the completion of reclamation. 1The operations allowed under the proposed special use permit include:

- Excavation of materials (overburden, rock, etc.) down to the general floor level of the existing mine;
- Rock crushing (including limestone for-sale product, as well as processing of excavated materials);
- Rock sale operations, including loading onto trucks and weighing at an on-site weigh station;
- On-site temporary facilities, such as an office trailer, weigh station, etc.;
- Site reclamation of excavated mine area (in compliance with an approved final development plan).

This special use permit does not include use of the site as an asphalt/concrete plant or fill site for off-site materials or construction debris. Contemplation of adding those uses in the future will require a new special use permit.

Proposed hours of operation are as follows:

- Sale, production, and removal of rock: Monday-Friday 6 am to 6 pm.
- Rock crushing: Monday-Friday 7 am to 6 pm.
- Blasting: Monday-Friday subject to Fire Department approval, likely limited to Lenexa's typical blasting hours between 8 am to 4 pm.
- No activity is proposed on Saturday and Sunday.

PHASING

A phasing plan has been provided that indicates 3 phases: Initial Phase, Operation Phase, and Final/Restoration Phase, anticipated to occur over approximately 8–10 years. The proposed phases and their components are shown in Exhibit 3.

Exhibit 3: Phasing Plan

Initial Phase	10 months	Operational Phase or Phase I	4.5 years	Final or Restoration Phase	~3-4 Years
Deceleration Lane Approval and Build	6 Months	Mine north site	2 years	Complete fill/leveling of site to grades	2-3 years
Install Erosion and sediment control devices	6 Weeks			Remove site operations	3 months
Clear and Grub	2 Weeks	Adjust operations as necessary, mine mid-site	2 years	Begin processing berms for topsoil cover/vegetate site	3 months
Strip Overburden	6 Weeks				
Prepare Site Operations	4 Weeks	Adjust operations as necessary, mine south site	1.5 years	Total Duration	8-10 Years

The initial special use permit for mining and quarry operations can only be approved for a maximum of 5 years as established by Section 4-1-B-23-H Supplementary Use Regulations of the Unified Development Code (UDC). The applicant may submit an extension request for up to 10 years as the special use permit gets close to expiring.

SPECIAL USE PERMIT REVIEW CRITERIA

Staff provides the following analysis to the review criteria within Section 4-1-G-5 of the UDC.

1. The character of the neighborhood.

While containing a variety of zoning districts, the neighborhood is primarily industrial in use. The site borders the K-10 Highway and Interstate 435 interchange to the north and Renner Boulevard to the west. WaterOne's headquarters and fill site are directly to the south of the property, and JCPenney's distribution center is adjacent to the east. Multiple industrial developments are present in close proximity of the subject site, including the Lenexa Logistics development to the southwest on Renner Boulevard. A separate mining and quarry use aimed at reclaiming similar collapsed mines exists across Renner Boulevard from the subject property and was approved via projects SU22-07, PL22-09P, and PL24-05F.

2. The zoning and use of properties nearby.

See Table 1.

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

The subject property is limited in productive uses because it is an undermined area. There are locations within the 55 acres where previous mines and respective ground cover have become unstable. Collapsing mines are visible on aerial images and have been confirmed by the applicant. Without remediation, this site is not suitable for development. The proposed mining and quarry use is one of a limited number of suitable uses for the site in its current state.

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

The proposed use is unlikely to detrimentally affect nearby property. Surrounding existing uses include industrial development, a state highway, and vacant land. The highest potential for impacts would be to the east where an industrial development, JCPenney's distribution center, exists. The subject property is closest to the parking and loading area of the JCPenney's site, so there will be limited impact on workers, including potentially dust from the rock; however, the applicant plans to mitigate dust with water trucks. The property is adjacent to WaterOne's fill site and headquarters to the south. WaterOne owns the subject property and has given consent for the proposed mining and quarrying operations.

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

The subject property is in an undermined area as part of the South Mining TIF District and has never had surface development.

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 will be no relative gain to public health, safety, and welfare if this application is denied. The site currently exists in a precarious condition and reclamation of the site would benefit the community. Denial of the application will greatly limit what the property owner can do on the site until it is remediated.

7. Recommendation of City's permanent professional staff.

See Staff's 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 Comprehensive Plan's Future Land Use classification for this site is Business Park. The proposed use and remediation will make this area viable for such development.

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.

The site does not currently have any utilities as there is no development; however, access to services is available nearby.

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.

Improvements to Renner Boulevard include the addition of a northbound right-turn lane. A southbound left-turn lane is already existing. With the required public street improvements, the proposed use should not adversely impact the safety or capacity of the surrounding street network.

The UDC does not identify a specific parking requirement for mining or quarrying use but rather notes that parking requirements shall be determined by the City. Staff review of proposed parking was based on site-specific uses related to the intensity of use such as the number of employees, uses taking place on-site, and anticipated number of vehicles. The use is also unique in that parking areas will likely move as mining operations move throughout the site. The applicant identified that there will be fewer than 10 employees on-site at any one time during working hours and up to 20 trucks per day at peak season. There will be no overnight parking.

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.

The proposed use has the potential to generate harmful impacts. Staff worked with the applicant to mitigate such impacts in the following ways:

- **Air Pollution and Dust:** The operator, Mid-States Materials, LLC will ensure airborne dust produced by the operations will comply with all Air Quality Standards and Regulations of the Kansas Department of Health and Environment (KDHE) and the Environmental Protection Agency (EPA). Airborne dust is controlled onsite with a water suppression system. The water suppression system consists of pumps that pump water through lines to various spray bars on crushing equipment. A water truck will also be on site to treat internal roads.
- **Noise:** For noise management, rock crushing equipment shall not be located within the buffer areas and will operate only during the hours of 7 am to 6 pm Monday-Friday. Additional operations may only occur between 6 am and 6 pm Monday-Friday.
- **Light:** Lighting apparatuses shall not be located within the buffer areas and shall be staged so as to shine light away from property lines. Lights, whether semi-permanent, temporary, on vehicles, or on equipment are to be used only between the hours of 6 am and 6 pm Monday-Friday.
- **Vibrations and blasting:** Blasting will be approved only on a case-by-case basis through review and approval from the Fire Department. No blasting shall occur outside of approved hours of operation, outside of approved blasting times, nor located within the designated buffer areas.

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.

This site will be subject to Lenexa's stormwater management requirements, which when implemented mitigates stormwater impacts created by the proposed use.

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 applicant can satisfy applicable requirements of the zoning regulations and other applicable ordinances.

PRELIMINARY PLAN REVIEW

The proposed preliminary plan does not include any permanent structure or facilities. Locations of temporary structures, equipment, and materials will move throughout the site periodically as phasing occurs. Access to the site is taken from Renner Boulevard. The gravel parking area, scale, portable restrooms, and portable scale house will be located near the site entrance to the west of the aggregate stockpile and crushing plant location as shown in Exhibit 4. Roadway improvements to Renner Boulevard are to include a northbound right-turn lane at the full access entrance.

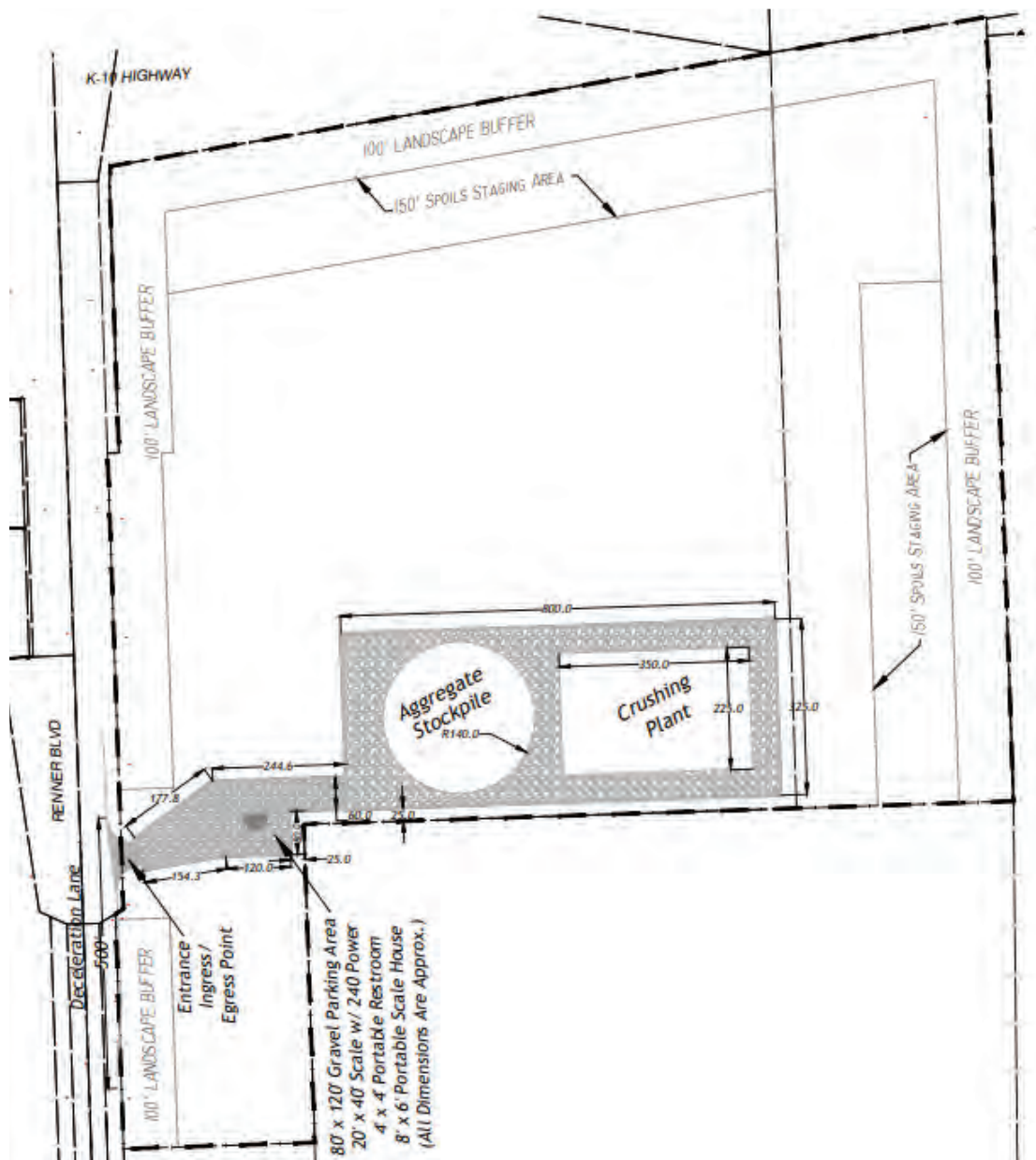


Exhibit 4: Site Plan

The site is currently unplatted. Because no permanent development will occur with this project, platting of the site is not required at this time. The property will be required to be platted when permanent development is proposed on the site.

DIMENSIONAL STANDARDS

There are no permanent structures existing or proposed on the site. All equipment, temporary office buildings, haul roads, and parking will remain outside of the required setbacks.

PUBLIC IMPROVEMENTS

The plan requires improvements to Renner Boulevard to include a northbound right turn lane. The applicant is responsible for designing and constructing the northbound right-turn lane consistent with City standards and requirements. The required turn lane will mitigate adverse impacts of traffic turning into the site from Renner Boulevard. A southbound left-turn lane already exists at the full access entrance along Renner Boulevard.

At final plan, the northbound right turn lane, meeting all of the City's standards and requirements, will need to be shown and dimensioned to scale on the plan set in order to determine if existing right-of-way is adequate to accommodate the turn lane.

ACCESS, TRAFFIC, AND PARKING

The site will be accessed from Renner Boulevard with the use of a new northbound right-turn lane to be installed. A southbound left-turn lane already exists. Renner Boulevard is an arterial road. The site will be required to have proper vehicle exiting areas to remove rocks and dirt from tires before exiting onto Renner Boulevard, which will be designed and installed with the project's Site Development Permit.

Commercial circulation within the site will be on a designated gravel haul road.

The Unified Development Code does not identify a specific parking requirement for mining and quarrying use but rather notes that parking requirements shall be determined by the City. Staff review of proposed parking was based on site-specific considerations such as the number of employees and the type of operation. The operational characteristics of this site as a mine and quarry are distinctive from typical development which would require a permanent parking lot. The temporary parking area for this operation will resemble that of a construction site with a gravel parking area located near the site entrance. The proposed parking is adequate per Staff's review of the plans and operations.

STORMWATER

The applicant provided conceptual level stormwater information indicating that they are cognizant that Lenexa's stormwater standards and requirements must be met. Given this is not an actual development plan (i.e. it is not being designed as future buildings/parking/development/etc., but rather it is currently a mostly vegetated field and upon completion will still be a vegetated field), Staff is accepting of the preliminary plan moving forward.

During the active life of the project, the excavated "pits" will act as large natural sumps, capturing stormwater and thus greatly reducing the flow of stormwater off the site. The applicant acknowledged that removal of this water from the quarried area will have to follow all Lenexa standards and requirements, which will include not removing the water at a greater rate than it currently leaves the site for any given discharge point.

At final plan, a Final Stormwater Management Study will be required that meets all of the City's standards and requirements, refining the conceptual level data provided with this application.

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 code review will be conducted based on the adopted codes at the time of the building permit submittal.

LIGHTING

There is no new permanent lighting proposed at the site; however, temporary lighting apparatuses may be present and moved throughout the site as work on the mine progresses. Lighting apparatuses shall not be located within the buffer areas and shall be staged so as to shine light away from property lines. Lights, whether semi-permanent, temporary, on vehicles, or on equipment, are to be used only between the hours of 6 am and 6 pm (operation hours).

LANDSCAPING

An existing wooded area of 100' will be preserved along the north, east, and west property lines to buffer the quarry from K-10 Highway and neighboring properties. The site is elevated from Renner boulevard in this area, and there is a large ridge between the reclamation site and the K-10 Highway, so mining operations should not be visible to passersby. The topsoil will be redistributed among the site following completion of mining and refilling. The overall site will be seeded once final grades are achieved. Exhibit 5 shows the wooded areas to be preserved on the site.



Exhibit 5: Vegetation shown within green area to be preserved

ARCHITECTURE

There are no permanent structures being proposed as part of this preliminary plan. There will be a temporary trailer used for office operations and equipment kept on site. The equipment includes a portable scale, conveyor belt, and crusher. These items are necessary and standard for a mining and quarrying site. The temporary buildings and equipment will be removed upon expiration of the special use permit and/or completion of the site remediation. The temporary trailer and equipment are located outside of the required buffer areas.

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 approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on October 20, 2026.
- If these applications are approved, the applicant must submit and gain approval for a final plan prior to applying for permit(s) or commencing mining and quarrying operations.
- The applicant must receive permit(s) prior to commencing quarry development and beginning operations. Potential City permits include but are not limited to: a Site Development Permit, Public Improvement Permit, and Blasting Permits.
- The applicant will need to apply for a Special Use Permit Renewal in five years if the use is to continue for the anticipated 8-10 years.
- The applicant will be responsible for all pertinent State and Federal requirements and permits required for this project.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ Conduct a Public Hearing.

★ Staff recommends approval of the proposed Rezoning, Special Use Permit, and Preliminary Plan for WaterOne Mine Remediation, subject to the conditions listed under the Special Use Permit section.

- The project includes a mining and quarrying operation subject to the hours of operation listed within this Staff Report.
- The operation shall not include an asphalt/concrete plant or a fill site for off-site materials or construction debris as part of this approval.
- The project conforms with the Comprehensive Plan, complies with zoning and subdivision regulations, and provides appropriate utility, stormwater, and site design.
- The project is consistent with Lenexa's goals through **Responsible Economic Development** to create **a Thriving Economy**.

REZONING

Staff recommends **APPROVAL** of rezoning property from the BP-1, Planned Business Park District to the BP-2, Planned Manufacturing District for RZ26-05 - **WaterOne Mine Remediation** at the southeast corner of Renner Boulevard and K-10 Highway, for a mining and quarrying use.

SPECIAL USE PERMIT

Staff recommends **APPROVAL** of SU26-08 - a special use permit for a period of 5 years for a mining and quarrying use for **WaterOne Mine Remediation** at the southeast corner of Renner Boulevard and K-10 Highway, subject to the following conditions:

1. Hours of operation shall be limited to Monday through Friday, 6:00 am to 6:00 pm. Rock crushing equipment shall not be used before 7:00 am.
2. Blasting shall be limited to Monday through Friday, 8:00 am to 4:00 pm and shall only occur with an approved permit from the Fire Department.

3. Land use buffers shall be maintained as listed below. No quarry/mining operations, blasting, parking, structures or uses shall be permitted within the land use buffers and existing vegetation shall be preserved.
 - a. A buffer of 100 feet in depth will be preserved along the northern, eastern, and western property line abutting K-10 Highway, Renner Boulevard, and the adjacent property to the east, as shown in Exhibit 5.
4. All public improvements to Renner Boulevard must be completed prior to operations commencing.
5. Reclaimed portions of the site shall be graded to no more than a 3:1 slope and shall be seeded and maintained with appropriate vegetation.

PRELIMINARY PLAN

Staff recommends **APPROVAL** of the preliminary plan for PL26-09P – **WaterOne Mine Remediation** at the southeast corner of Renner Boulevard and K-10 Highway, for a mining and quarrying use.

Narrative/Background

Mid-States Materials is partnering with WaterOne to complete a mine remediation project on approximately 60 acres of undermined land at the southeast corner of K-10 and Renner Boulevard.

Mining began on the subject properties in 1976 and was known as the Holland Mine No. 1. The mine progressed east as tunnels were excavated under Renner Boulevard (formerly Renner Road) and operations on this site ceased in 1987.

The intent of this application is to reclaim undermined property that is not developable in its current unstable state due to the condition of the mine and currently on-going mine failures.



Removing the material from the surface to the floor of the existing mine will remove the underground cavities and void spaces. The subsequent processing of this removed material such that it can be appropriately placed and compacted back into the excavated area will provide a stable ground surface that will then have the potential for future surface development.

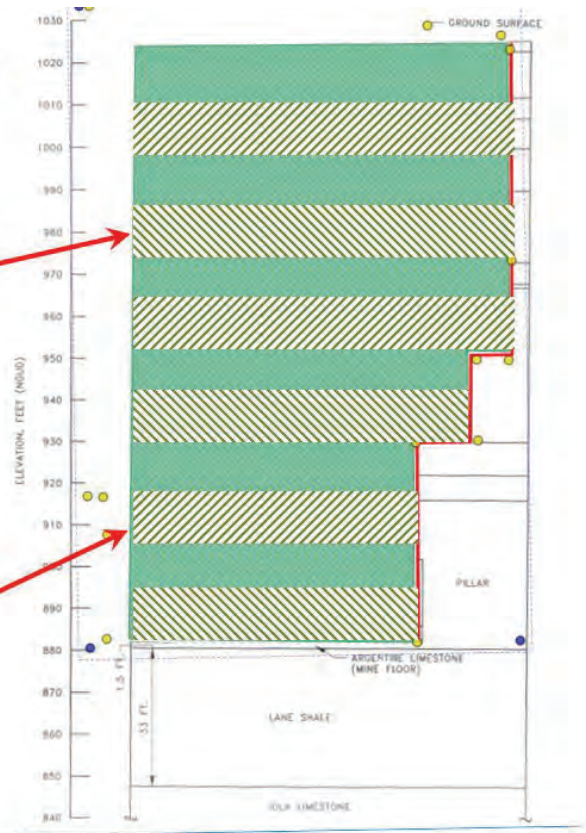


The intent of the quarry component and subsequent rock sales operations is to provide some form of revenue stream to assist and offset some of the very high costs of remediation. The cost to fill the mine in and fill with grout and fly ash is far too expensive and there is no guarantee of stabilization. Digging down and removing the cavities and backfilling is the only way to stabilize the mine.

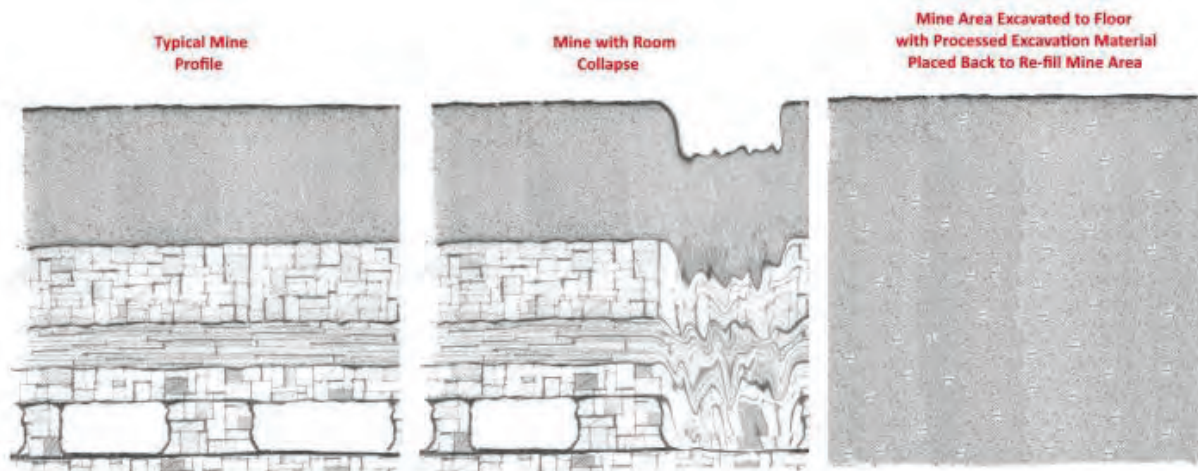
Mine Remediation Strategy

After all the rock is removed from the unstable mine, the site is backfilled with suitable material and compacted for future use of development

Site is backfilled in lifts and compacted per geotechnical specifications



To assist in illustrating both the existing conditions as well as the intended end result of the remediation project, the following graphic demonstrates an original mine, a failing mine, and a remediated mine.



Proposed hours of quarry operation are as follows:

- Sale, production, and removal of rock: Monday – Friday 6 a.m. – 6 p.m.
- Blasting: Monday – Friday subject to Fire Department approval. Lenexa’s typical blasting hours are 8 a.m. to 4 p.m.
- No activity is proposed during Saturday and Sunday.

Final grades will be identified on a site reclamation plan that will be reviewed and approved as part of the final plan. Overburden and “clean rubble” materials will be used to backfill the site. These fill materials include rock, soil, shale, dirt/soils, clay, and concrete. The site will be fully vegetated with appropriate ground cover established upon the completion of reclamation.

A phasing plan has been provided that indicates 3 phases: Initial Phase, Phase I (Operation Phase, and the Final/Restoration Phase with a total of approximately 8-10 years.

Initial Phase	10 months	Operational Phase or Phase I	4.5 years	Final or Restoration Phase	~3-4 Years
Deceleration Lane Approval and Build	6 Months	Mine north site	2 years	Complete fill/leveling of site to grades	2-3 years
Install Erosion and sediment control devices	6 Weeks			Remove site operations	3 months
Clear and Grub	2 Weeks	Adjust operations as necessary, mine mid-site	2 years	Begin processing berms for topsoil cover/vegetate site	3 months
Strip Overburden	6 Weeks				
Prepare Site Operations	4 Weeks	Adjust operations as necessary, mine south site	1.5 years	Total Duration	8-10 Years

Proposed Use Buffers

- A buffer of 100 feet in depth will be preserved along the northern property line abutting K-10 Highway.
- A buffer of 100 feet in depth is proposed on the western edge of the property abutting Renner Blvd. The applicant requests to mine within 25’ of Renner Blvd in the areas the portals cross underneath Renner Blvd. The applicant wishes to work

with the City of Lenexa in stabilizing these areas to prevent future failures of Renner Blvd.

- A buffer of 100 feet in depth will be preserved along the eastern property line.

VIEW FROM RENNER BLVD FACING EAST



LOOKING SOUTH FROM 435 ON RAMP



A. The zoning and use of properties nearby.

North: K-10 Highway and on/ramp.

East: Heavy Industrial BP2

West: Heavy Industrial Mining BP2

South: Industrial. Government/WaterOne, BP1, BPS, BP2

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

The subject property is limited in productive uses because it is an undermined site. There are locations within the 60 acres where previous mines and respective ground cover have become unstable. Collapsing mines have been confirmed by WaterOne. Without remediation, this site is not suitable for development. The proposed mining and quarry use is one of a limited number of suitable uses for the site in its current state.

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

The proposed use will not affect the nearby property. Surrounding existing uses include heavy industrial, mining, and a state highway. There are no residential structures nearby. The existing landscape buffer around the property will be maintained.

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

The subject property is in an undermined area and has never had any surface development.

E. 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.

The public will gain access to high quality aggregate at an affordable price. This location will also provide several jobs. The site currently exists in a precarious condition and reclamation of the site would benefit the community with future development if the site is remediated. Denial of the application will greatly limit what the property owner can do on the site until it is reclaimed.

F. Recommendations of City's permanent professional staff.

See the staff's recommendation.

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

The Master Plan Future Land Use for this site is identified as Business Park. The proposed use and remediation will make this area viable for such development. Without such

remediation this property will never be able to be used as a business park as originally intended.

H. 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.

The site does not currently have any utilities as there is no development; however, access to services is available nearby.

I. 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.

Improvements to Renner Boulevard include a northbound right turn lane. With the public street improvements required, the proposed use should not adversely impact the safety or capacity of the surrounding street network. The UDC does not identify a specific parking requirement for mining or quarrying use but rather notes that parking requirements shall be determined by the City. The use is also unique in that parking areas will likely move as mining operations move throughout the site.

J. The environmental impacts the proposed use will generate including, but not limited to, excessive storm water runoff, erosion and sedimentation, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.

Environmental Impacts

- Air Pollution and Dust: Mid-States Materials, LLC will ensure airborne dust produced by the operations will comply with all air quality standards and regulations of the Kansas Department of Health and Environment (KDHE) and the Environmental Protection Agency (EPA). Airborne dust is controlled onsite with a water suppression system. The water suppression system consists of pumps that pump water through lines to various spray bars on the crushing equipment. A water truck will also be on-site to treat internal haul roads.
- Noise: For noise management, rock crushing equipment shall not be located within the buffer areas and will operate only during the hours of 6 a.m. to 6 p.m.
- Light: Lighting apparatuses shall not be located within the buffer areas and shall be staged so as to shine light away from property lines. Lights, whether semi-

permanent, temporary, on vehicles, or on equipment, are to be used only between the hours of 6 a.m. and 6 p.m.

- Vibrations and blasting: Blasting will be approved by the Lenexa Fire Department. Blasting will shall not occur outside of operation hours nor within the designated buffer areas.
- Stormwater: This site will be subject to Lenexa's stormwater management requirements, which when implemented mitigates stormwater impacts created by the proposed use. Stream buffer exists on portions of this site. No work is to occur within the designated stream buffer area, and the stream buffer area will be appropriately protected.

K. The character of the neighborhood.

The surrounding area contains a variety of zoning districts; the neighborhood is primarily industrial in use with the same proposed use across the street. The site borders a K-10 on ramp on the north side and Renner Boulevard to the west. An industrial warehouse is located to the east and WaterOne has additional property to the south where they have an SUP that allows them to dispose of clean rubble on the property.

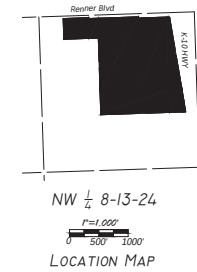
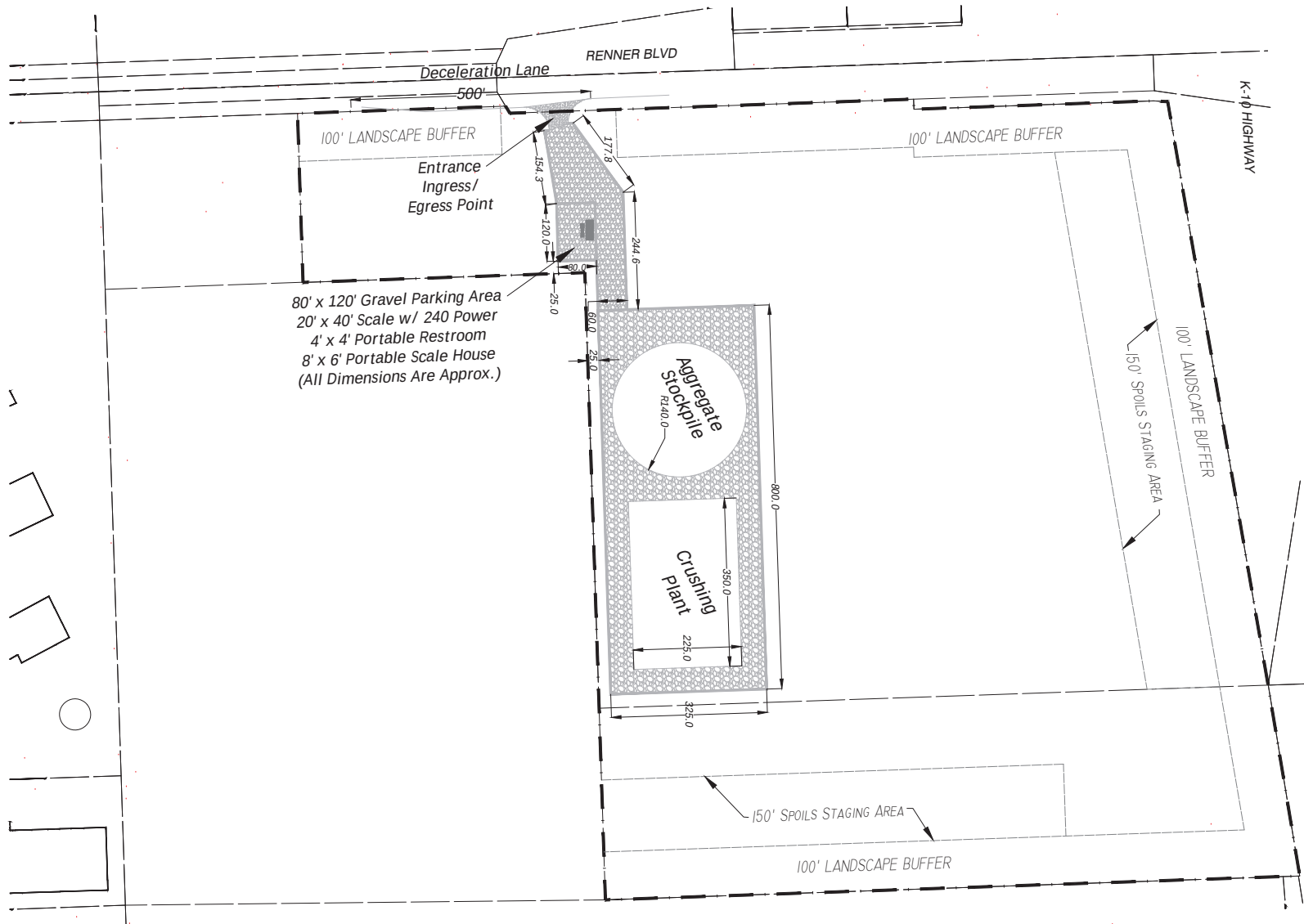
L. The extent to which the proposed development would adversely affect the capacity or water quality of the stormwater system, including without limitation, natural stream assets in the vicinity of the subject property.

The site will not adversely affect the capacity or water quality of the stormwater system. Before the project moves forward, an official stormwater management study addressing the City stormwater management requirements and codes will be conducted and approved by staff.

M. 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.

Mid-States will satisfy applicable requirements of the zoning regulations and other applicable ordinances.

WATERONE MINE REMEDIATION PROJECT



Legend

Ex. Drainage Area Boundary	---
Fut. Drainage Area Boundary	---
Phasing Boundary	---
Finish Grade Contour	---
Existing 2' Contour	---
Existing 10' Contour	---
Property Line	---
Easement Line	---
Existing Gravel Drive	---
Proposed Gravel Drive	---

Property & Topo Data Sources:

1. AIMS (topo)
2. Alta Survey (easements) by Kaw Valley Engineering - Aug 28, 2013

Date of Preparation:
8/16/2026

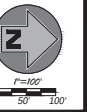
NO.	BY	DATE	REVISION
1.	DWS	8/25/26	Per City Comments
		9/25/2026	

SHEET
2 OF 11

WATERONE REMEDIATION
10401 RENNER BLVD
LENEXA, KS 66219
SUP. EXHIBIT
SITE PLAN

PREPARED FOR:
MID-STATES MATERIALS, LLC
PO BOX 237, TOPEKA, KS 66601
(855)310-ROCK
INFO@MIDSTATESMATERIALS.COM
ATTN: COLE ANDERSEN

Certificate of
Authorization:
KANSAS
ENGINEERING - E-3749
ENGINEERING - 2026-00262



Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296



8. **WaterOne Mine Remediation — Consideration of a rezoning, special use permit, and preliminary plan to conduct mining operations on property located at 10401 Renner Boulevard. (Public Hearing)**
 - a. **Consideration of a rezoning from the BP-1, Planned Business Park District to the BP-2, Planned Manufacturing District for a mining remediation project. RZ26-05**
 - b. **Consideration of a special use permit to allow mining operations within the BP-2, Planned Manufacturing District. SU26-08**
 - c. **Consideration of a preliminary plan for a mining remediation project within the BP-2, Planned Manufacturing District. PL26-09P**

APPLICANT PRESENTATION

Mr. Lee Hendricks, general counsel for The Bettis Companies and Mid-States Materials, introduced himself and the project team, including Cole Anderson, Senior Vice President for Mid-States Materials, and Kiel Johnson with WaterOne, the property owner's representative. He explained that the request included rezoning approximately 42 acres from the BP-1, Planned Business Park District to the BP-2, Planned Manufacturing District, a special use permit for mining and quarrying, and a preliminary plan for mining at the southeast corner of K-10 and Renner Boulevard. Mr. Hendricks provided background on The Bettis Companies and Mid-States Materials and explained that the property is part of a larger 54-acre site, with approximately 12 acres already zoned BP-2. He noted that the property contains previously mined areas that are unstable and have experienced failures, making the site unsuitable for development in its current condition. He explained that the applicant has been operating under a special use permit on the west side of Renner Boulevard for approximately four years and is currently working to remediate that property. He described the proposed mining operation as a means of removing unstable mine structures and aggregate, followed by backfilling the site with clean, suitable material and compacting it to create a stable base for future development. He noted that an alternative stabilization method involving fly ash and grout was previously used during the Gateway project but was significantly more expensive and did not provide the same long-term development potential. Mr. Hendricks stated that the proposed operation on the WaterOne property is expected to take approximately five to seven years for mining, followed by additional years for reclamation. He also noted that the project could potentially assist with stabilizing Renner Boulevard once the existing mining operation provides access to the affected mine portals. In closing, Mr. Hendricks characterized the proposal as a unique special use permit intended to address an otherwise unstable and undevelopable property. He stated that the applicant believes the proposed approach would provide a long-term solution and allow the property to become a productive development site, while building on the experience gained from the existing operation across Renner Boulevard. He then offered to answer questions from the Commission.

STAFF PRESENTATION

Jessica Lemanski presented the Staff Report for a rezoning, a special use permit, and preliminary plan for the WaterOne Mine Remediation project on approximately 55 acres. The site consists of two parcels, including approximately 13 acres already zoned BP-2, Planned Manufacturing District and 42 acres zoned BP-1, Planned Business Park District. The rezoning request would apply only to the 42-acre BP-1 portion. She explained that remediation is necessary because of collapsed and failing mines, and development cannot occur without stabilizing the existing mine areas. The special use permit is required for mining and quarrying in the BP-2 Zoning District, and the future land use classification for the property is Business Park. Ms. Lemanski reviewed the site location, surrounding properties, zoning, and future land use. She explained that the applicant's proposed remediation process would involve excavation, rock crushing, aggregate sales, temporary site facilities, and reclamation. An asphalt or concrete plant is

not included in the request and would require a separate special use permit if proposed in the future. She reviewed the environmental considerations associated with the request, noting that Staff had worked with the applicant to address potential impacts related to dust, air pollution, noise, lighting, vibration, and blasting. The applicant would be required to comply with applicable federal and state regulations, maintain designated landscape buffers, limit lighting to operating hours, and coordinate blasting and vibration review with the Fire Department. Ms. Lemanski explained that the proposed mining operation would occur in three phases over approximately eight to ten years. The Unified Development Code (UDC) allows the initial special use permit to be approved for five years, with subsequent renewals of up to ten years. Regarding the preliminary plan, Ms. Lemanski reviewed the proposed site access, including the required northbound right-turn lane on Renner Boulevard and the existing southbound left-turn lane. The site would include a weigh station, parking, portable restrooms, a scale house, aggregate stockpiling, and a crushing plant. She noted that the operational areas may shift as mining progresses but would be required to remain outside the 100-foot landscape buffers along the west, north, and east property lines. A 150-foot spoil setback would also be maintained along the north and east sides. Ms. Lemanski stated that the request requires a public hearing. Staff recommended approval of the rezoning, approval with conditions of the five-year special use permit, and approval of the preliminary plan. The recommended conditions address hours of operation, blasting buffers, public improvements, and the slope of the remediated areas, consistent with conditions approved for the existing mining operation west of Renner Boulevard. The application is tentatively scheduled for the October 20, 2026 Governing Body meeting.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item.

Mark McFarland, representing the owner and applicant for the special use permit on the west side of Renner Boulevard, expressed support for the proposed WaterOne project. He stated that his client has an interest in developing the property on the west side and believes the proposed remediation would help expedite reclamation of that property. He noted that the mining conditions on the east side are similar to those on the west side, including the existing mine instability, and that the proposed conditions are consistent with those previously approved. He stated that he was not aware of any issues with the existing mining operation and encouraged the Commission to recommend approval of the request.

John Carper, representing K-10 Renner Development, stated that his family's company owns approximately 21 acres west of the proposed WaterOne project and leases the property to Mid-States Materials. He expressed support for the proposed BP-2 rezoning and special use permit, noting that his property may also be rezoned to BP-2 in the future in accordance with the City's Comprehensive Plan. He stated that development on both the east and west sides of Renner Boulevard would require continued mining and remediation and thanked the City, Planning Commission, and Governing Body for recognizing the need for the proposed approach.

Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Woolf, seconded by Commissioner Wagner, and carried by a unanimous voice vote.

PLANNING COMMISSION DISCUSSION

Commissioner Woolf asked Staff whether the existing mining operation across Renner Boulevard had resulted in any noise, pollution, or other environmental complaints. Ms. Lemanski stated that Staff was not aware of any complaints.

Commissioner Woolf then asked the applicant to elaborate on the reason for the delay on the operation west of Renner Boulevard. Cole Anderson explained that the initial delays were primarily due to a change in ownership, which required Mid-States Materials to purchase the property and repeat certain steps in

the process. He clarified that the approximately two-year period needed to begin operations was due to timing and ownership changes rather than operational issues and was not expected to occur with the proposed project.

Commissioner Katterhenry expressed support for the request, stating that he saw no negatives and viewed the proposal as a positive solution to the existing conditions on the property.

Commissioner Burson expressed support for remediating the property so it could eventually be developed on a prominent corner and benefit to the City. He asked Staff whether Renner Boulevard could accommodate the additional mining operation, considering the existing operation on the west side and the proposed eight- to ten-year operation on the east side, and whether the activity would negatively impact the roadway. Tim Collins explained that Renner Boulevard is an arterial roadway designed to arterial standards and noted that WaterOne currently uses the property to the south as a fill site, resulting in daily truck traffic. He stated that much of the material used to backfill the mine would also consist of WaterOne spoils from projects throughout the county. As a result, much of the anticipated truck traffic already occurs on Renner Boulevard, and Staff did not anticipate the proposed operation would be detrimental to the roadway.

Commissioner Burson asked whether there was existing mining beneath the proposed landscape buffer and spoil staging areas and, if so, whether those areas would also be remediated. Mr. Anderson explained that mining and reclamation would occur in phases, with spoil material temporarily staged in areas where mining had not yet occurred and then moved as operations progressed. He stated that the applicant anticipates stabilizing the entire site, with the mining and reclamation activities moving across the property from east to west. He confirmed that all areas except the landscape buffer would ultimately be stabilized and noted that the work would occur in phases rather than across the entire site at once.

Commissioner Burson expressed support for the request, citing the property's unique location near the highway, limited surrounding residential development, the existing site conditions, and the successful track record of the mining operation across Renner Boulevard.

Commissioner Horine asked Staff why the property west of Renner Boulevard is zoned AG, Agricultural District and was previously approved for mine reclamation through a special use permit, while the property east of Renner is currently zoned BP-1, Planned Business Park District and is being proposed for rezoning to BP-2, Planned Manufacturing District, with the new special use permit. Ms. Lemanski explained that mining and quarrying are permitted with a special use permit in both the AG and BP-2 Zoning Districts but are not permitted in the BP-1 Zoning District.

Commissioner Horine expressed support for the project and complimented Mr. Anderson on his presentation as it was very clear and easy to understand.

Commissioner Wagner expressed support for improving safety at the site and asked about the proposed final grading. She noted the discussions regarding rock removal and backfill and asked how the anticipated final elevations would compare to the existing site elevations, particularly since a final grading plan would be developed with the final plan. Mr. Anderson explained that the applicant would reclaim the site to generally match the existing contours, with the final reclamation plans subject to Staff approval. He noted that a future developer would submit a separate development plan and stated that the reclaimed site would be aesthetically consistent with the surrounding area. Scott McCullough explained that the project would be approached as an iterative process that would evolve as the site progresses toward development readiness. He noted that additional planning, site plans, and final grading determinations would be needed in the future. He stated that the current request is primarily intended to allow the mining company to begin the reclamation process.

Chairman Poss expressed support for the project, noting that it would address an existing unsafe condition and convert the property into usable land. He stated that his questions were primarily related to the existing mining operations and whether there had been any concerns with the current operation. He then asked Mr. Collins to provide a refresher on previous discussions regarding the mine extending toward Renner Boulevard and the unstable conditions in that area. Mr. Collins explained that a consultant had previously identified potential issues beneath Renner Boulevard, although the City had not observed any visible surface failures and could not confirm whether failures were present. He noted that as the mining operation progresses toward the mine faces, the City anticipates working with the applicant to backfill the three tunnels located beneath Renner Boulevard to stabilize the area. Because the tunnels are located beneath the roadway, they could not be collapsed through the same process used elsewhere. Mr. Collins explained that the City would likely work with Mid-States Materials while the applicant is conducting the mining work to address stabilization beneath Renner Boulevard, with the City initiating the discussion and coordinating the agreement. He noted that the roadway has accommodated heavy truck traffic from the existing mining operation and nearby distribution centers for several years without any visible surface issues. He confirmed that the City has not experienced roadway problems during the approximately two years of the current operation, including trucks from the WaterOne spoil site.

MOTION

Chairman Poss entertained a motion for **APPROVAL** of **Rezoning** property from the BP-1, Planned Business Park District to the BP-2, Planned Manufacturing District for RZ26-05 - **WaterOne Mine Remediation** at the southeast corner of Renner Boulevard and K-10 Highway, for a mining and quarrying use.

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

Chairman Poss entertained a motion for **APPROVAL** of SU26-08 - a **Special Use Permit** for a period of five years for a mining and quarrying use for **WaterOne Mine Remediation** at the southeast corner of Renner Boulevard and K-10 Highway, subject to the following conditions:

1. Hours of operation shall be limited to Monday through Friday, 6:00 am to 6:00 pm. Rock crushing equipment shall not be used before 7:00 am.
2. Blasting shall be limited to Monday through Friday, 8:00 am to 4:00 pm and shall only occur with an approved permit from the Fire Department.
3. Land use buffers shall be maintained as listed below. No quarry/mining operations, blasting, parking, structures or uses shall be permitted within the land use buffers and existing vegetation shall be preserved.
 - a. A buffer of 100 feet in depth will be preserved along the northern, eastern, and western property line abutting K-10 Highway, Renner Boulevard, and the adjacent property to the east, as shown in Exhibit 5.
4. All public improvements to Renner Boulevard must be completed prior to operations commencing.
5. Reclaimed portions of the site shall be graded to no more than a 3:1 slope and shall be seeded and maintained with appropriate vegetation.

Moved by Commissioner Horine, seconded by Commissioner Dharod, and carried by a unanimous voice vote.

Chairman Poss entertained a motion for **APPROVAL** of the **Preliminary Plan** for PL26-09P – **WaterOne Mine Remediation** at the southeast corner of Renner Boulevard and K-10 Highway, for a mining and quarrying use.

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

DRAFT

RZ 26-05

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF K-10 HIGHWAY AND RENNER BOULEVARD IN THE BP-1, PLANNED BUSINESS PARK DISTRICT, TO BP-2, PLANNED MANUFACTURING DISTRICT.

WHEREAS, on July 24, 2026, Cole Andersen, agent for Water District #1 of Johnson County, owners of record, filed a request to rezone property located at the southeast corner of K-10 Highway and Renner Boulevard in Lenexa, Kansas (the "Property") from the BP-1, Planned Business Park Zoning District to BP-2, Planned Manufacturing Zoning District; and

WHEREAS, on October 5, 2026, the Lenexa Planning Commission held a public hearing to hear the rezoning request. Notice for the public hearing was provided in accordance with K.S.A. 12-757; and

WHEREAS, on October 5, 2026, the Lenexa Planning Commission recommended approval of said rezoning, as reflected in the minute record for said meeting; and

WHEREAS, on October 20, 2026, the Governing Body considered the rezoning request and Planning Commission recommendation, as reflected in the minute record for said meeting; and

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

SECTION ONE: The real estate described, now zoned BP-1, Planned Business Park Zoning District, is hereby rezoned to BP-2, Planned Manufacturing Zoning District, as reflected in the minute record of the October 20, 2026 Governing Body meeting, to wit:

The following property is rezoned to BP-2, Planned Manufacturing Zoning District:

Tract 1:

The west half of the northwest quarter of section 8, township 13, range 24, in the city of Lenexa, Johnson County, Kansas, except the South 412.5 feet of the west 412.5 feet thereof, and except those parts taken for highways and roads.

Tract 2:

A tract of land in the east half of the northwest quarter of section 8, township 13, range 24, in the city of Lenexa, Johnson County, Kansas more particularly described as follows: beginning at the Southwest corner of the northwest quarter of said section 8; thence North 88° 09' 25" east, along the south line of the northwest quarter of said section 8, 1320.61 feet to the southwest corner of the east half of the northwest quarter of said section 8, said point being the true point of beginning; thence north 1°56'57" west, along the west line of the east

half of the northwest quarter of said section 8, 2395.02 feet to a point being 254.50 feet south of the northwest corner of the East half of the northwest quarter of said section 8, said point also being 430.00 feet right of eastbound K-10 highway station 22+18.88, Also being I-435 highway; thence north 80°40'30" east, along the South right of way line of said I-435 highway, also known as K-10 Highway, formally K-12 highway, 403.34 feet to a point which is 400.00 feet east of the west line of the east half of the northwest quarter of said section 8 as measured perpendicular to said west line; thence South 1°56'57" east, along a line 400.00 feet east of and parallel with said west line of the east half of the northwest quarter of section 8, 2447.53 feet to a point on the south line of the east half of the Northwest quarter of said section 8; thence south 88°09'25" west along the south line of the east half of the northwest quarter of said section 8, 400.00 feet east to the true point of beginning, except those parts in streets or roads.

Except that part described as follows:

A tract of land in the northwest quarter of section 8, township 13 South, range 24 east of the 6th principal meridian in the city of Lenexa, Johnson County, Kansas, said tract being more particularly described as follows: commencing at the southwest corner of the Northwest quarter of said section 8; thence north 88°07'21" east 412.50 feet, along the south line of the northwest quarter of said section 8, to the true point of beginning of the tract herein described; thence North 01°59'51" west, 1000.00 feet along a line parallel with the west line of the northwest quarter of said section 8; thence north 88°07'21" East, 1308.64 feet along a line parallel with the south line of the Northwest quarter of said section 8, to a point on the east line of the west 400.00 feet of the east half northwest quarter of said Section 8; thence south 01°58'40" east 1000.00 feet, along said east line, to a point on the south line of the northwest quarter of said Section 8; thence south 88°07'21" west, 1308.30 feet, along said south line to the true point of beginning, except any part used or dedicated for roads, streets or highways of the above tracts.

SECTION TWO: The Community Development Director is hereby directed to amend the series of maps entitled "Official Copy Zoning District Map of the City of Lenexa" as adopted by the City via City Code Section 4-1-A-6(A) in accordance with said rezoning.

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 October 20, 2026.

SIGNED by the Mayor October 20, 2026.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven Shrout, Assistant City Attorney

SU 26-08

ORDINANCE NO. _____

AN ORDINANCE GRANTING A FIVE-YEAR SPECIAL USE PERMIT ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF K-10 HIGHWAY AND RENNER BOULEVARD, LENEXA, KANSAS.

WHEREAS, on August 10, 2026, Cole Andersen, agent for Bettis Companies and Water District #1 of Johnson County, filed a request for a special use permit to allow the use of a "Mining and Quarrying" use on property located at the southeast corner of K-10 Highway and Renner Boulevard in the BP-2, Planned Manufacturing District; and

WHEREAS, on October 5, 2026, 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 the use of a "Mining and Quarrying" use, on property located at the southeast corner of K-10 Highway and Renner Boulevard in the BP-2, Planned Manufacturing District, as reflected in the minute record for said meeting; and

WHEREAS, on October 20, 2026, the Governing Body considered the request and Planning Commission recommendation, as reflected in the minute record for said meeting; and

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

SECTION ONE: That the Governing Body hereby approves the issuance of a five-year special use permit to expire on October 20, 2031, to allow the use of a "Mining and Quarrying" use, on property located at the southeast corner of K-10 Highway and Renner Boulevard in the BP-2, Planned Manufacturing District as reflected in the minute record of the October 20, 2026, Governing Body meeting for the property described as:

Tract 1:

The west half of the northwest quarter of section 8, township 13, range 24, in the city of Lenexa, Johnson County, Kansas, except the South 412.5 feet of the west 412.5 feet thereof, and except those parts taken for highways and roads.

Tract 2:

A tract of land in the east half of the northwest quarter of section 8, township 13, range 24, in the city of Lenexa, Johnson County, Kansas more particularly described as follows: beginning at the Southwest corner of the northwest quarter of said section 8; thence North 88° 09' 25" east, along the south line of the northwest quarter of said section 8, 1320.61 feet to the southwest corner of the east half of the northwest quarter of said section 8, said point being the true point of beginning; thence north 1°56'57" west, along the west line of

the east half of the northwest quarter of said section 8, 2395.02 feet to a point being 254.50 feet south of the northwest corner of the East half of the northwest quarter of said section 8, said point also being 430.00 feet right of eastbound K-10 highway station 22+18.88, also being I-435 highway; thence north 80°40'30" east, along the South right of way line of said I-435 highway, also known as K-10 Highway, formally K-12 highway, 403.34 feet to a point which is 400.00 feet east of the west line of the east half of the northwest quarter of said section 8 as measured perpendicular to said west line; thence South 1°56'57" east, along a line 400.00 feet east of and parallel with said west line of the east half of the northwest quarter of section 8, 2447.53 feet to a point on the south line of the east half of the Northwest quarter of said section 8; thence south 88°09'25" west along the south line of the east half of the northwest quarter of said section 8, 400.00 feet east to the true point of beginning, except those parts in streets or roads.

Except that part described as follows:

A tract of land in the northwest quarter of section 8, township 13 South, range 24 east of the 6th principal meridian in the city of Lenexa, Johnson County, Kansas, said tract being more particularly described as follows: commencing at the southwest corner of the Northwest quarter of said section 8; thence north 88°07'21" east 412.50 feet, along the south line of the northwest quarter of said section 8, to the true point of beginning of the tract herein described; thence North 01°59'51" west, 1000.00 feet along a line parallel with the west line of the northwest quarter of said section 8; thence north 88°07'21" East, 1308.64 feet along a line parallel with the south line of the Northwest quarter of said section 8, to a point on the east line of the west 400.00 feet of the east half northwest quarter of said Section 8; thence south 01°58'40" east 1000.00 feet, along said east line, to a point on the south line of the northwest quarter of said Section 8; thence south 88°07'21" west, 1308.30 feet, along said south line to the true point of beginning, except any part used or dedicated for roads, streets or highways of the above tracts.

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 and be in force from and after publication of an ordinance summary in the City's official newspaper as provided by State law.

PASSED by the Governing Body October 20, 2026.

SIGNED by the Mayor October 20, 2026.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven Shrout, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 6

SUBJECT: Consideration of action items regarding the Seven Hills Lake Stormwater Improvement Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: October 20, 2026

ACTION NEEDED:

- a. Adopt a resolution amending the fiscal year (FY) 2026-2030 Capital Improvement Program (CIP) to combine the Seven Hills Lake Stormwater Improvements Project, Phase 1 and the Seven Hills Lake Stormwater Improvements Project, Phase 2 into the Seven Hills Lake Stormwater Improvements Project ("Project"); and
- b. Award a bid to VF Anderson Builders ("VFA") to construct the Project.

PROJECT BACKGROUND/DESCRIPTION:

In August 2023, the City contracted with HNTB to do a preliminary study of the stormwater system draining into Seven Hills Lake from Lenexa. City staff inspections identified a high concentration of pipes in poor condition, prompting the study. The study recommended pipe improvements throughout the area with an estimated cost totaling \$6.6 million. Due to the project's size, plans were divided into two phases. Both project phases were submitted to Johnson County for stormwater management funding, and they were approved for \$2,480,452 in total funding.

Phase 1 and Phase 2 were bid concurrently to encourage competitive pricing by allowing contractors to realize savings in mobilization and other shared costs through simultaneous construction. Bids were opened on September 1, 2026, with VFA submitting the lowest bid for both phases. The combined bid was below the engineer's estimate and within the total combined project budget. Because VFA was the low bidder for both phases, staff recommends amending the FY 2026-2030 CIP to combine the projects, simplifying financial tracking, project management, and construction inspection. The total budget of the two projects combined would remain unchanged.

Construction Agreement

The Project includes pipe replacement, pipe lining and street and landscape restoration, and lighting.

Bids were opened on September 1, 2026, with the following results:

	Phase 1 Bid	Phase 2 Bid	Total Bid
<i>Engineer's Estimate</i>	\$3,662,673.00	\$2,954,615.00	\$6,617,288.00
Infrastructure Solutions, LLC	\$4,257,299.00	\$3,701,384.00	\$7,958,683.00
Redford Construction, Inc	\$3,698,496.00	\$3,206,306.00	\$6,904,802.00
VF Anderson Builders*	\$3,173,542.33	\$2,520,653.06	\$5,694,195.39

*low bidder

Staff has extensive experience with the low bidder and recommends awarding the project to VFA.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The total contract is within the combined budget.

Seven Hills Lake Stormwater Improvement Project Phase 1 (CIP Project No. 90014)	\$2,955,500
Seven Hills Lake Stormwater Improvement Project Phase 2 (CIP Project No. 90015)	\$3,047,000
Total budget for Seven Hills Lake Stormwater Improvement Project (New)	\$6,002,500

STAFF RECOMMENDATION:

Adopt the resolution and award the bid.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

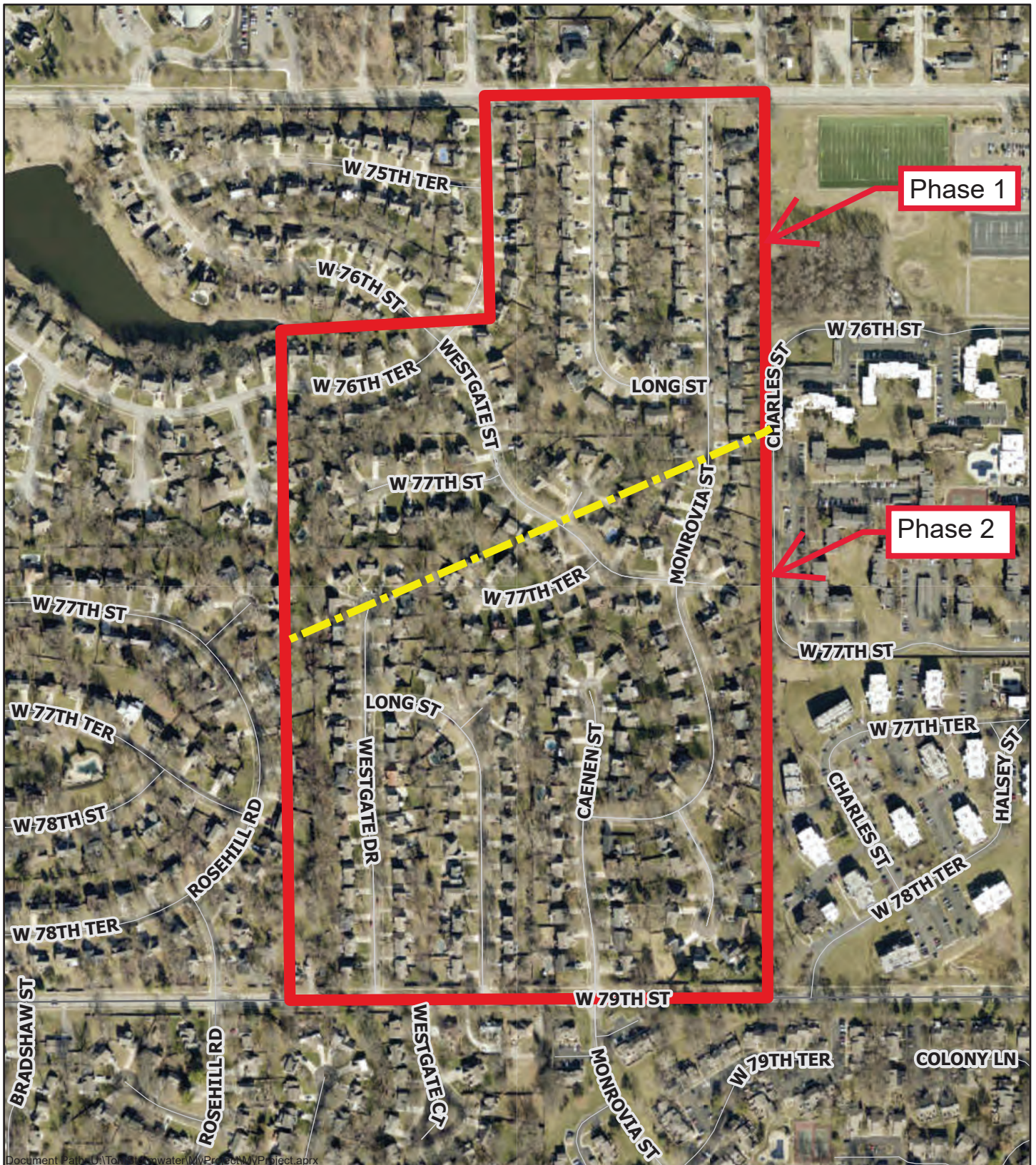
Integrated Infrastructure & Transportation
Vibrant Neighborhoods

Guiding Principles

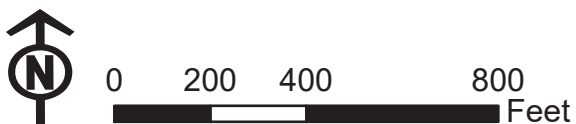
Strategic Community Investment
Superior Quality Services

ATTACHMENTS

1. Map
2. Resolution



Seven Hills Lake Stormwater Improvements Project Location



RESOLUTION NO. _____

A RESOLUTION AMENDING THE 2026-2030 CAPITAL IMPROVEMENT PROGRAM TO CONSOLIDATE THE SEVEN HILLS LAKE STORMWATER IMPROVEMENT PROJECT PHASE 1 AND PHASE 2 INTO A SINGLE PROJECT, THE SEVEN HILLS LAKE STORMWATER IMPROVEMENT PROJECT.

WHEREAS, on January 6, 2026, the City of Lenexa adopted Resolution 2026-001 approving a financial planning instrument known as the 2026-2030 Capital Improvement Program ("CIP"); and

WHEREAS, the CIP includes the Seven Hills Lake Stormwater Improvement Project Phase 1 ("Phase 1") and the Seven Hills Lake Stormwater Improvement Project Phase 2 ("Phase 2") as separate projects with separate budgets; and

WHEREAS, the City has determined that Phase 1 and Phase 2 should be consolidated into a single project, the Seven Hills Lake Stormwater Improvement Project, with a budget equal to the combined budgets of Phase 1 and Phase 2 as previously approved; and

WHEREAS, the Governing Body desires to amend the CIP to reflect the consolidation and the budget of the consolidated project.

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

SECTION ONE: The Governing Body hereby amends the City's 2026-2030 Capital Improvement Program (CIP) to consolidate the Seven Hills Lake Stormwater Improvement Project, Phase 1 and the Seven Hills Lake Stormwater Improvement Project, Phase 2, together with their respective budgets, into a single project designated the Seven Hills Lake Stormwater Improvement Project. The budget for the consolidated project shall equal the combined budgets of Phase 1 and Phase 2 as previously approved in the CIP.

SECTION TWO: This resolution shall become effective upon adoption by the Governing Body.

ADOPTED by the City Council this 20th day of October, 2026.

SIGNED by the Mayor this 20th day of October, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven Shrout, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 7

SUBJECT: Consideration of action items regarding the 108th Street & Renner Boulevard Southbound Left-Turn Lane Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: October 20, 2026

ACTION NEEDED:

- a. Adopt a resolution amending the fiscal year (FY) 2026–2030 Capital Improvement Program (CIP) to add the 108th Street & Renner Boulevard Southbound Left-Turn Lane Project ("Project"); and
- b. Approve a construction contract with ARCO National Construction - KC, Inc. ("ARCO") for the construction of the Project and waive the sealed bid process.

PROJECT BACKGROUND/DESCRIPTION:

As part of the Lenexa Logistics Centre North Lot 9 project located on the west side of Renner Boulevard at 108th Street, the developer is required to construct two southbound right-turn lanes on Renner Boulevard and one northbound left-turn lane at 108th Street & Renner Boulevard. A southbound left-turn lane exists on Renner Boulevard at 108th Street and was constructed in the late 1980s with a design that does not provide proper sight distance with the introduction of the required northbound left-turn lane. At this time, this intersection does not meet signal requirements, so it is imperative to reconstruct the existing southbound left-turn lane to meet current design standards and provide adequate sight distance.

The developer of Lenexa Logistics Centre North Lot 9 is financially responsible for the new turn lanes required to serve the development. City staff proposes the City use Transportation Improvement Program (TIP) funds to pay for the reconstruction of the existing southbound left-turn lane onto 108th Street. It is most efficient to use ARCO to complete this work since they are mobilized at the site to construct the other improvements. Reconstruction of the existing turn lane includes a 12-foot southbound left-turn lane, curb and gutter, a median island with brick pavers, pavement markings, and relocation of two streetlights.

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

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This action amends the FY 2026–2030 CIP to add the Project (Project No. 60070). The construction contract is in the amount of \$311,293 and is funded by TIP Zone 1.

STAFF RECOMMENDATION:

Adopt the resolution, waive the sealed bid process, and approve the contract.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

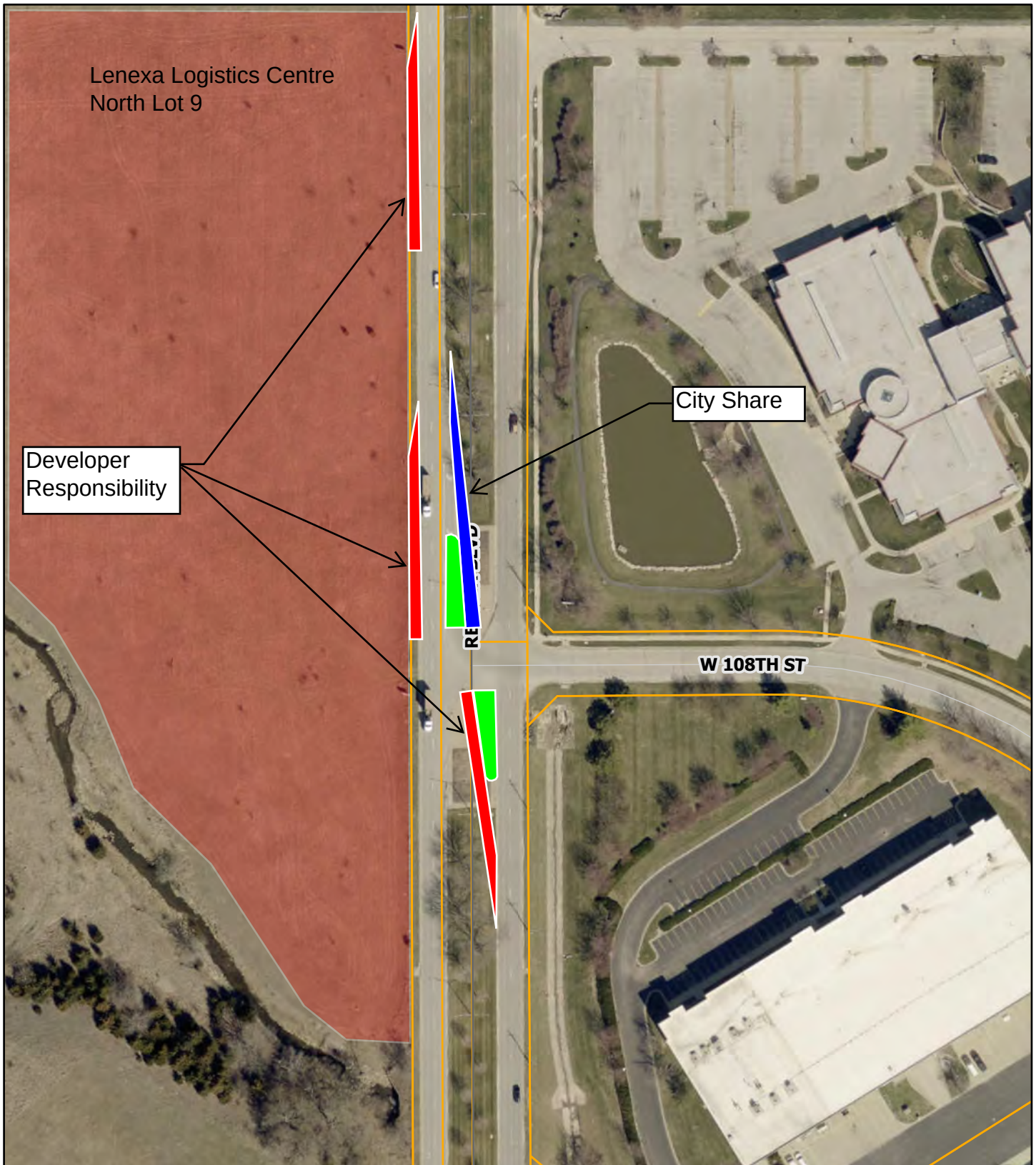
Integrated Infrastructure & Transportation

Guiding Principles

Prudent Financial Management

ATTACHMENTS

1. Map
2. Resolution



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

108th Street & Renner Boulevard Southbound Left-Turn Lane Project



0 65 130 260 Feet

RESOLUTION NO. _____

A RESOLUTION AMENDING THE 2026-2030 CAPITAL IMPROVEMENT PROGRAM TO ADD THE 108TH STREET AND RENNER BOULEVARD SOUTHBOUND LEFT-TURN LANE PROJECT.

WHEREAS, on January 6, 2026, the City of Lenexa adopted Resolution 2026-001 approving a financial planning instrument known as the 2026-2030 Capital Improvement Program ("CIP"); and

WHEREAS, since adoption of the CIP, the City has determined the need to amend the 2026-2030 Capital Improvement Program to add the 108th Street and Renner Boulevard Southbound Left-Turn Lane Project; and

WHEREAS, City desires to amend the CIP to reflect such change and accurately depict the current budget of the above-referenced project.

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

SECTION ONE: The Governing Body hereby amends the City's 2026-2030 Capital Improvement Program (CIP) to add the 108th Street and Renner Boulevard Southbound Left-Turn Lane Project to reflect a total cost of \$311,293.00 as approved at the October 20, 2026 City Council meeting. The project budget will be funded through Transportation Improvement Program (T.I.P.) funds.

SECTION TWO: This resolution shall become effective upon adoption by the Governing Body.

ADOPTED by the City Council this 20th day of October, 2026.

SIGNED by the Mayor this 20th day of October, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven Shrout, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 8

SUBJECT: Approval of Amendment No. 2 to the construction agreement with Newkirk Novak Construction Partners, Inc. for the Fire Station 6 Project

CONTACT: Todd Pelham, Deputy City Manager

DATE: October 20, 2026

ACTION NEEDED:

Approve Amendment No. 2 to the construction agreement with Newkirk Novak Construction Partners, Inc. ("Newkirk Novak") for the Fire Station 6 Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

In March 2025, the City entered into an agreement with Newkirk Novak to serve as the Construction Manager for both the construction of Fire Station 6 and the relocation of the LiveWell Employee Health Clinic ("Construction Agreement"). Since entering into the Construction Agreement, the City, Newkirk Novak, and project architect Finkle + Williams Architecture, Inc., have worked together to coordinate planning, design, and budget prior to providing a guaranteed maximum price ("GMP") for the Project. In 2025, the City approved the GMP package for the LiveWell Employee Health Clinic relocation portion of the Project, which was completed in early 2026 ("GMP #1").

Newkirk Novak has submitted a second GMP package for the construction of Fire Station 6 ("GMP #2"). Fire Station 6 will function as both an emergency response facility and the new Fire Department headquarters. The three-bay station will include residential quarters, parking, and offices for command and prevention staff, and space for the City's Information Technology (IT) department. The new station will enhance public safety, operational efficiency, and interdepartmental coordination by consolidating fire administration into a single, modern facility.

GMP #2 includes all components necessary to construct Fire Station 6 in its entirety, including site demolition, earthwork, construction materials, electrical, HVAC, landscaping, utilities, and concrete and masonry. Newkirk Novak received multiple competitive bids for each construction trade and reviewed those bids with the City for pricing, quality, and ability to meet procurement schedules.

The City and Newkirk Novak are proposing amending the Construction Agreement to include GMP #2, as well as other associated construction and contract documents including a projected schedule. With approval of this amendment, construction of the Project will begin in November 2026 and is projected to finish in the first quarter of 2028.

The GMP #2 amendment uses the City's standard form and is available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is funded in the 2026-2030 Capital Improvement Program (Project No. 80004).

Total Project Budget of Fire Station 6	\$28,000,000
Amendment No. 2 - GMP #2	\$22,558,283
Other Project Costs Not Included in GMP #2 - (Design Fees, FFE, Contingency, AV Equipment)	\$5,441,717
Funding Sources:	
General Obligation Bonds	\$25,137,451
Capital Improvement Fund (CIF) - Cash	\$2,862,549

STAFF RECOMMENDATION:

Approve the amendment.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Healthy People
Vibrant Neighborhoods

Guiding Principles

Superior Quality Services
Strategic Community Investment

ATTACHMENTS

None

APPENDIX



**MINUTES OF THE
OCTOBER 6, 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, Bell, Williamson, Denny, and Herron were present with Mayor Sayers presiding. Councilmember Nicks was 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 September 15, 2026 City Council meeting draft minutes and Councilmember Williamson seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

Item 2 was removed from the Consent Agenda for staff presentation.

PROCLAMATIONS

Fire Prevention Month
National Community Planning Month
Arts and Humanities Month

RECOGNITION

Monty Zimmerman, APWA National Right-of-Way Manager of the Year

CONSENT AGENDA

1. Approval of an encroachment agreement with WaterOne for the Lenexa Logistics Centre North Phase II Britton Street Special Benefit District Project
An encroachment agreement between the City and WaterOne is necessary to construct stormwater infrastructure located within a WaterOne private easement.
3. Approval of an addendum with Kimley-Horn for final engineering design and construction documents for the Little Mill Creek Park Improvements Project
The project will reconstruct Cottonwood Street with concrete pavement, add parking at Little Mill Creek Park and the Municipal Services Center, and complete associated

utility, stormwater, lighting, and site improvements. Preliminary engineering is complete, and staff recommends approval of an amendment with Kimley-Horn for final engineering design and preparation of construction documents for a total cost of \$205,500.

4. Approval of an addendum to the Master Services Agreement with ConvergeOne, Inc. for Information Technology Services
The City's Information Technology Services provide core operational functions and services to staff and the public. The proposed addendum is to purchase, replace, and improve the City's existing managed cybersecurity services. The addendum for these services is for an initial one-year term, with up to four additional one-year renewal terms. The initial term costs \$147,299.71.
5. Resolution authorizing the Mayor to execute a subrecipient agreement with Johnson County and an Authorized Signature Form for the 2026 Community Development Block Grant, Project Number 2026-09
This agreement accepts \$196,352.96 in funds for the 2026 Community Development Block Grant street lighting project.
6. Resolution creating the Neighborhood Beautification Grant Pilot Program
Homeowners' associations (HOAs) often inquire about repairs for shared items like signs, fences, and walls. Staff has developed a pilot program to address this. Key features include a focus on repairing existing assets, prioritizing visible improvements, excluding pools, and requiring a 50% cost match from neighborhoods. The 2027 budget for the program is proposed at \$20,000, with individual grants capped at \$2,000.
7. Ordinance adopting the annual appropriations for the fiscal year 2027 budget
As part of the annual budget process, state law requires the City to pass an ordinance authorizing and ratifying the payment of all claims and invoices received during fiscal year 2027 provided there are budgeted funds for the payments. The proposed ordinance also authorizes the Mayor to execute all ongoing licensing and maintenance agreements included in the annual budget that exceed \$75,000 without further approval.

END OF CONSENT AGENDA

Item 2 was removed from the Consent Agenda for presentation.

Councilmember Bell made a motion to approve items 1 and 3 through 7 on the consent agenda and Councilmember Handley seconded the motion. Motion passed unanimously.

REGULAR BUSINESS

2. Approval of an agreement with Kimley-Horn to perform a Lenexa City Center Parking Study
As development at City Center progresses and the area becomes more heavily trafficked, a parking study is necessary to engage key stakeholders, inventory existing parking and curbside facilities, evaluate current usage, and forecast future parking needs. Staff proposes to contract with Kimley-Horn to develop

recommendations for parking management, wayfinding, and future parking improvements, along with a phased implementation plan to guide the City's short- and long-term parking strategies for a total maximum cost of \$138,424.

Scott McCullough, Community Development Director, said this is a proposed agreement with Kimley-Horn to conduct a comprehensive parking study of Lenexa City Center. He noted that City Center's physical development began about 15 years ago and continues to evolve. He said conducting the study before significant problems arise would help the City manage existing parking and prepare for future development.

Mr. McCullough explained that City Center relies on a combination of public and private parking, including privately constructed garages with public spaces and private parking shared for festivals and large swim meets. Business hours, changing uses, and special events create varying demand across locations and times. He said understanding private-sector needs and opportunities for partnerships would help the City operate an efficient parking system. Because parking structures are expensive, he said the City must balance adequate capacity with the cost of building spaces that could remain unused.

Mr. McCullough said City Center currently has sufficient parking, including during periods of high demand, although visitors may need to use upper garage levels or park farther from their destinations. Those conditions can create a perception of insufficient parking compared with suburban developments. He explained that City Center's designation as a high-intensity downtown area supports a shared parking approach. The Unified Development Code (UDC) exempts City Center from the numerical parking requirements applied to typical suburban developments, and staff evaluates each project's parking needs in the context of the surrounding district. He said the study would establish a baseline of existing parking conditions, forecast demand as vacant land develops, and identify areas with potential deficiencies or excess capacity. He said it would examine driver behavior, on- and off-street parking, regulations, enforcement and wayfinding, while considering pedestrians, bicyclists, people with disabilities, transit, and truck loading. Recommendations would include strategies and implementation steps to accommodate growth, with an emphasis on lower-cost management options where appropriate.

Mr. McCullough said a project team representing Community Development, Communications, Municipal Services, and Police would coordinate with Kimley-Horn. He added that stakeholder engagement would help identify business and user needs. He said the consultant would bring specialized expertise, current technology, national best practices, and an independent assessment of previous parking decisions. He said staff anticipated completing the study in 14 to 16 weeks, which would be followed by a presentation to the City Council. He said staff recommended approval of the agreement.

Councilmember Herron asked how the proposed three-day occupancy count would account for seasonal differences, including festivals and weather. Mr. McCullough said parking studies generally establish an average baseline rather than focus on special events, which create unusually high demand and may require specific

arrangements. He said the study would help identify areas experiencing parking pressure, anticipate where demand could increase, and determine opportunities to shift parking use through management changes.

Mayor Sayers asked whether overlapping farmers market activities and swim meets on busy Saturdays would be examined. Mr. McCullough said staff would discuss festivals and overlapping events with the consultant and could adjust event arrangements if excessive demand occurred during particular periods.

Councilmember Bell asked how the parking study would relate to traffic studies in City Center. Mr. McCullough said the street network was designed to accommodate higher-intensity development, with improvements such as planned traffic signals implemented when development and traffic conditions warrant them. He said parking needs follow a similar pattern, with development triggering additional demand in specific areas. He added that vehicle counts are used in both traffic and parking reviews.

Councilmember Handley said he supported the independent review to assess whether perceptions about parking and decisions involving parking deviations align with actual conditions. He asked whether the study would be limited to the City Center zoning district. Mr. McCullough confirmed the study boundaries. Councilmember Handley said it would be important to include a weekend day in the occupancy count and said the findings would be valuable in evaluating future development.

Mayor Sayers requested clarification about funding. Beccy Yocham, City Manager, said the study was an eligible expense under the City Center tax increment financing (TIF) fund and would be paid for with available, unencumbered money from that fund. She said no general tax dollars would be used.

Councilmember Bell made a motion to approve Item 2 and Councilmember Williamson seconded the motion. Motion passed unanimously.

NEW BUSINESS

8. Resolution determining the advisability of authorizing certain municipal improvements and establishing a special benefit district to finance them and waiving the sealed bid process (99th Street & Woodsonia Drive SBD)

The City received a petition to establish a special benefit district (SBD) to finance the construction of 99th Street & Woodsonia Drive, as well as related public improvements. The maximum estimated cost for the SBD is \$10.6 million. This resolution will establish an SBD for this project and waive the sealed bid process for construction of the improvements.

Sean McLaughlin, City Attorney, reviewed the process for establishing a special benefit district (SBD), which allows the City to levy property assessments to pay for public improvements. He said property owners submit a petition, the City establishes the district by resolution, and assessments are levied by ordinance. He explained that the City uses a maximum assessment approach, establishing a budget with

sufficient contingency and reducing assessments to reflect final project costs if those costs are lower. He said the City holds the design and construction contracts, manages the project, and accepts the completed improvements.

Mr. McLaughlin presented the proposed 99th Street & Woodsonia Drive SBD associated with the Solera mixed-use development southeast of K-7 Highway & Prairie Star Parkway. He said the SBD encompasses approximately 57 acres, and all property owners signed the petition. The estimated project cost is \$10.6 million, with 80% assessed to properties in the SBD and 20% paid by the City, consistent with City policy for eligible arterial and collector road improvements. Assessments would be paid over 20 years. He said staff recommended establishing the district and waiving the sealed bid process. He added that design and construction contracts and an ordinance levying assessments could come before the City Council as early as October 20th, with construction potentially beginning late in the year.

Councilmember Denny said waiving the sealed bid process appeared reasonable because contractors already working on the development could reduce mobilization costs and use established unit prices. He asked whether the City had prepared an estimate for the public improvements and would use it to evaluate the contractor's proposed pricing. Mr. McLaughlin confirmed that staff had prepared internal estimates, including construction costs within the \$10.6 million budget. He said using contractors already on-site would improve coordination, while the City would retain the option to solicit bids if proposed costs did not meet expectations.

Tim Green, City Engineer, added that Emery Sapp was performing work on the northern portion of Woodsonia Drive. He said cost proposals had been obtained from several contractors and the lower proposal was selected. He said staff reviewed the estimate and found it reasonable.

Councilmember Denny asked whether the arrangement would resemble a construction manager at risk contract. Mr. McLaughlin said the City would use its standard public improvement contract and follow its usual design-bid-build approach. He explained that contractors familiar with City requirements could help expedite the work, while the developer would determine the contracting approach for its portion of the project.

Mayor Sayers said the project had been a long time coming and described the proposed arrangement as an efficient way to complete a public improvement while sharing the cost.

Councilmember Charlton made a motion to approve Item 8 and Councilmember Bell seconded the motion. Motion passed unanimously.

9. Approval of amendments to the Governing Body Rules of Procedure
The Governing Body has decided to amend its rules of procedure to allow for the livestreaming of City Council meetings. Additionally, the proposed amendments correct typographical errors and clarify a few portions of the Rules of Procedure to align with current practices.

Mr. McLaughlin presented proposed updates to the Governing Body's Rules of Procedure, which were last adopted in 2023. He said the revisions were intended to keep the rules clear and concise, support efficient Council business, accommodate livestreaming, and align the document with current practices. Other changes included minor edits and typographical corrections.

Mr. McLaughlin said regular meetings held on the first and third Tuesdays of each month would be livestreamed, including the business from the floor portion. Video and audio recordings would continue to be retained for two years, and written minutes would remain the Governing Body's official record. He said if the revisions were approved that evening, livestreaming would begin October 20th.

Mr. McLaughlin said additional revisions would clarify that two continuances are allowed by right, replacing separate provisions for applicants and the City and accounting for items without applicants. The rules would also specify expected agenda packet materials, including staff memorandums, resolutions, ordinances, and other legislative documents. A three-minute public comment limit would be included, with the chair retaining discretion to adjust it during a meeting.

Mr. McLaughlin explained that adopting the revisions upon their first presentation required a three-fourths majority of the Governing Body, or seven votes. If the revisions were not adopted that evening, approval at the October 20th meeting would require five votes.

Mayor Sayers addressed emails concerning the placement of public comment on the agenda and said business from the floor would remain at the end of the meeting. Using the parking study discussion as an example, she said receiving concerns by email before a meeting gives staff time to prepare responses and incorporate them into presentations. She supported keeping that process separate from business from the floor, which provides an opportunity for members of the public to express their views.

Mayor Sayers also said the City would continue allowing public comment on significant agenda items when appropriate, even when a public hearing is not legally required, consistent with past practice.

Councilmember Denny made a motion to approve Item 9 and Councilmember Williamson seconded the motion. Motion passed 7-0.

COUNCILMEMBER REPORTS

Councilmember Bell said Dumpster Days was another successful event and thanked the Municipal Services department.

Councilmember Williamson said she participated in Workout with the Police last Saturday and encouraged everyone to participate in the future.

STAFF REPORTS

Ms. Yocham said there would be no Committee of the Whole meeting next Tuesday. She said there would be a Committee of the Whole meeting October 27th, which is when the 2027-2031 Capital Improvement Program discussions would begin.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

David Hanks, 22635 W. 89th Street

ADJOURN

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

The meeting adjourned at 7:49 PM.