Agenda

REGULAR MEETING	**NOVEMBER 17, 2026**
GOVERNING BODY	**7:00 PM**
CITY OF LENEXA, KANSAS	**COMMUNITY FORUM**
17101 W. 87th STREET PARKWAY	

CALL TO ORDER Pledge of Allegiance

ROLL CALL

APPROVE MINUTES November 3, 2026 City Council meeting draft minutes (located in the Appendix)

MODIFICATION OF AGENDA

CONSENT AGENDA **Item Numbers 1 through 13**

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

1. Acceptance for maintenance

   a. Acceptance of the 2025 Community Development Block Grant Project for maintenance

      This project replaced the existing streetlights along Candlelight Lane, Widmer Road, Park Street, Summit Street, and 89th Terrace with energy efficient LED fixtures on new aluminum light poles. The total cost of construction was $360,704.

   b. Acceptance of the 87th Street & Bluejacket Street Stormwater Improvements Project for maintenance

      This project replaced failing pipes near the intersection of 87th Street & Bluejacket Street, as well as in the Pine Ridge Business Park near 84th

Street & Melrose Drive. The total cost of construction was $1,865,452.66.

2. Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Stoneridge North, Sixth Plat

   Stoneridge North, Sixth Plat is a single-family residential neighborhood on 28.21 acres located in the northeast corner of 79th Street & Gabriel Street. Easements and rights-of-way are being dedicated to the City as part of this final plat.

3. Acceptance of a drainage easement as shown on Vista Village, 4th Plat

   Vista Village, 4th Plat is a mixed-use development on 5.4 acres located in the southeast corner of Prairie Star Parkway & Ridgeview Road. A drainage easement is being dedicated to the City as part of this final plat.

4. Approval of an agreement with HNTB Corporation for street lighting design services

   This agreement will provide for the engineering and design of various street lighting projects throughout the city, replacing streetlights with new energy-efficient streetlights on metered lighting systems. The total fee is not to exceed $100,000.

5. Approval of an agreement with Cornerstone OnDemand, Inc. to renew services for a learning management system

   The City's current agreement expires December 31, 2026. This unified system allows City staff to create, store, assign, and track all employee training. It also provides a subscription of public sector focused, on demand, online courses. Staff recommends renewing this agreement for a new two-year term for a total cost of $101,284.05.

6. Approval of an agreement with the Secretary of Transportation for the State of Kansas for the 95th Street & Lackman Road intersection portion of the 95th Street Improvements - Renner to Lackman Project

   This project includes a new traffic signal at 95th Street & Lackman Road, intersection realignment, additional turn lanes, minor stormwater work, intersection lighting, resurfacing, and improvements to sidewalks and trails. The project will receive $2.4 million in federal funding and an agreement with KDOT is required to receive reimbursements of the funding.

7. Consideration of action items regarding the construction of the 99th Street & Woodsonia Drive Special Benefit District (Solera Development)

a. Approval of an engineering agreement with Schlagel & Associates, P.A. for the design of the 99th Street & Woodsonia Drive Special Benefit District (SBD)

b. Approval of a construction contract with The BTR Group, LLC for the construction of the SBD

The 99th Street & Woodsonia Drive Special Benefit District will construct the infrastructure necessary for the Solera Mixed-Use development including 99th Street & Woodsonia Drive ("Project"). The agreement with Schlagel & Associates, P.A. is for design of the Project in the amount of $89,997. The agreement with The BTR Group, LLC is for the construction of the Project in the amount of $8,238,862.09.

8. Resolution approving the serving of complimentary alcoholic liquor or cereal malt beverages at certain events promoting the arts

Governing Body approval is required for non-profit organizations to serve complimentary alcoholic liquor or cereal malt beverages at events promoting the arts. The proposed resolution will approve the serving of complimentary alcoholic liquor or cereal malt beverages at the Lenexa Artists' Receptions in 2027.

9. Resolution declaring it necessary to appropriate private property for construction of the Mill Creek Stormwater Improvements - Southeast Project

This resolution will allow the City to proceed with the acquisition of private property. The total cost of this project, including property acquisition, is estimated to be $1.7 million.

10. Resolution providing notice and calling for a public hearing to appear and show cause why the fire damaged structure at 8070 Colony Lane should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure

A fire occurred at 8070 Colony Lane, resulting in substantial damage to the structure. The proposed resolution sets a public hearing for May 18, 2027, should fire damage repairs not commence in a manner acceptable to the Building Codes Administrator prior to that date.

11. Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed $18.5 million (STAG Industrial Building 1 Project)

The City Council previously authorized the issuance industrial revenue bonds (IRBs) and a 10-year tax abatement to help finance the acquisition, construction, and equipping of a 186,300 square-foot office/warehouse/manufacturing project located on the north side of Marshall Drive between Pflumm Road and Santa Fe Trail Drive. The proposed ordinance will issue $18.5 million in IRBs in fall 2026.

12. Ordinance terminating Redevelopment (TIF) Project Plan 5 in the I-35 and 95th Street TIF District and repealing Ordinance 5660

    Project Plan 5 in the I-35 & 95th Street Redevelopment District ("Project Plan 5") is inactive and eligible for termination. The proposed ordinance repeals Ordinance 5660 and terminates Project Plan 5 and the associated disposition and development agreement.

13. Consideration of action items regarding Lenexa Logistics Centre North Phase II - Building 9

    a. Resolution authorizing the assignment and assumption and amendment of Resolutions of Intent 2025-057 and 2026-050 and associated payment in lieu of taxes agreement

    b. Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed $20 million

       The City Council previously authorized the issuance of approximately $20 million in industrial revenue bonds (IRBs) and a 10-year tax abatement to help finance the acquisition, construction, and equipping of an office/warehouse/manufacturing project located at the northwest corner of Eicher Drive & Renner Boulevard in the Lenexa Logistics Centre North Phase II business park. The proposed resolution and ordinance will update the project developer and issue $20 million in IRBs by the end of 2026.

END OF CONSENT AGENDA

BOARD RECOMMENDATIONS

14. Ordinance approving a three-year special use permit for a basic industry use for AtoMe, Inc. located at 8605 Quivira Road in the BP-2, Planned Manufacturing District

The applicant proposes to operate a basic industry use as part of a lab, analytical/experimental use within the BP-2, Planned Manufacturing District at 8605 Quivira Road, which requires a special use permit.

15. Consideration of a revised preliminary plan for the Midwest Sikh Gurudwara Parking Expansion and Maintenance Building located at 10050 Marion Street in the R-1, Single-Family Residential District

    The applicant proposes a revised preliminary plan for a parking lot expansion from 121 spaces to 226 spaces and an 800-square-foot maintenance building addition onto the property.

16. Consideration of a revised preliminary plan/plat for Hy-Vee & The Shops at Freedom Fields located at the southeast corner of 83rd Street & K-7 Highway in the CP-2, Planned Community Commercial District

    The applicant proposes a revised preliminary plan/plat for a Hy-Vee grocery store and eight additional commercial buildings on a 32.47-acre tract located at the southeast corner of 83rd Street & K-7 Highway. The proposed plan contains 215,415 square feet in floor area. An existing 12,150-square-foot building is at the northwest corner of the site, but not under the same ownership. This building was constructed in 2004.

17. Ordinance approving and adopting amendments to the Comprehensive Plan

    Amendments to the Comprehensive Plan are recommended to refine Future Land Use boundaries and align with approved rezoning, plan, and/or plat applications, correct mapping inconsistencies, and remove land use classifications from street rights-of-way.

NEW BUSINESS	None
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

18. November 3, 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 1a

SUBJECT: Acceptance of the 2025 Community Development Block Grant Project for maintenance

CONTACT: Tim Green, Deputy Community Development Director

DATE: November 17, 2026

ACTION NEEDED:
Accept the 2025 Community Development Block Grant Project ("Project") for maintenance.

PROJECT BACKGROUND/DESCRIPTION:
This project replaced the existing streetlights along Candlelight Lane, Widmer Road, Park Street, Summit Street, and 89th Terrace with energy efficient LED fixtures on new aluminum light poles.

Staff performed a final inspection on October 15, 2026 and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this project shall go into force upon acceptance by the Governing Body on November 17, 2026, and will expire on November 17, 2028.

The contractor was J. Warren Company.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:
This Project was included in the 2025-2029 Capital Improvement Program (Project No. 60042).

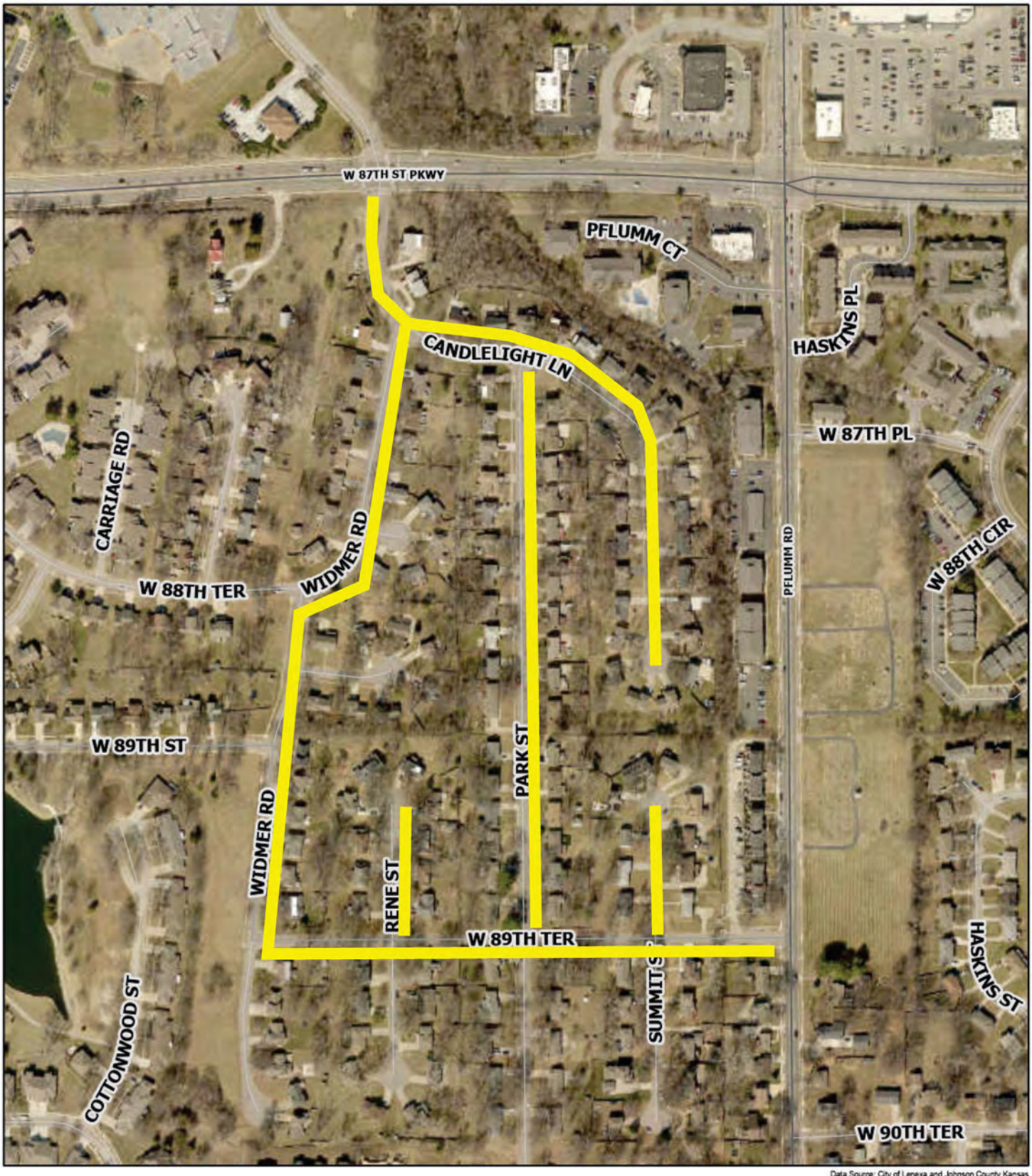
CDBG	$194,924.80
Streetlight Replacement Program	$165,779.20
Total	**$360,704.00**

STAFF RECOMMENDATION:
Accept for maintenance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Integrated Infrastructure & Transportation	Responsible Economic Development

ATTACHMENTS
1. Map



2025 CDBG Project - **Streetlight Improvements**

Candlelight Ln, Widmer Rd, Park St, Summit St, 89th Ter

N

0 165 330 660 Feet

Lenexa KANSAS

CITY COUNCIL
MEMORANDUM

ITEM 1b

SUBJECT: Acceptance of the 87th Street & Bluejacket Street Stormwater Improvements Project for maintenance

CONTACT: Tim Green, Deputy Community Development Director

DATE: November 17, 2026

ACTION NEEDED:
Accept the 87th Street & Bluejacket Street Stormwater Improvements Project ("Project") for maintenance.

PROJECT BACKGROUND/DESCRIPTION:
This Project replaced failing pipes near the intersection of 87th Street & Bluejacket Street, as well as in the Pine Ridge Business Park near 84th Street & Melrose Drive stormwater system, including lining 1,488 linear feet of pipe and replacing 1,522 linear feet of pipe. The Project also replaced 236 linear feet of reinforced concrete box and completed typical restoration work such as pavement patching, curb replacement, and sodding.

Staff performed a final inspection on October 8, 2026, and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this Project shall go into force upon acceptance by the Governing Body on November 17, 2026, and will expire on November 17, 2028.

The contractor was Kansas Heavy Construction, LLC.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:
This Project was included in the 2026-2030 Capital Improvement Program (Project No. 90012).

Stormwater Cash	$1,310,181.66
Johnson County Stormwater Rehabilitation Funding	$555,271.00
Total	**$1,865,452.66**

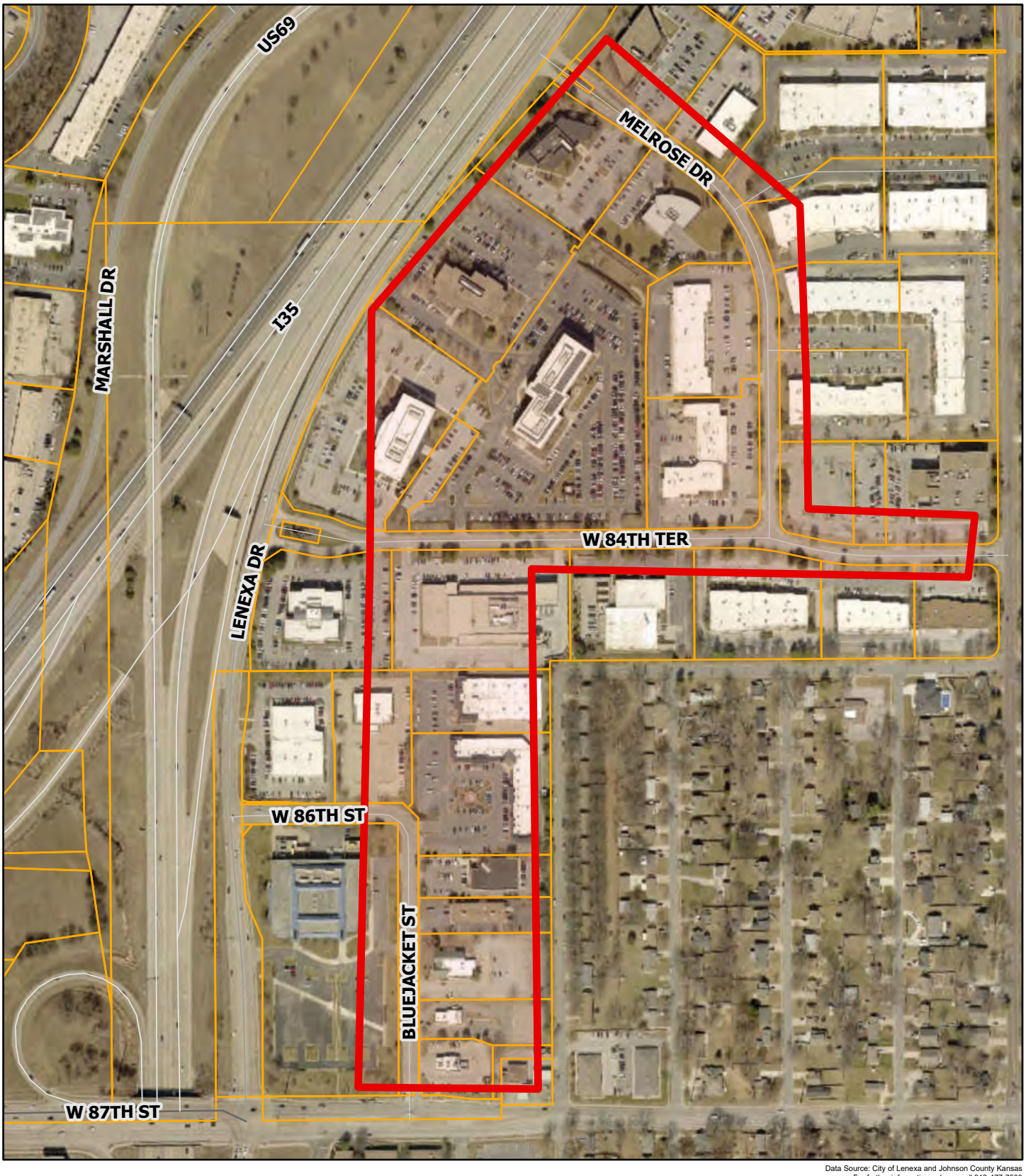
STAFF RECOMMENDATION:
Accept for maintenance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Integrated Infrastructure & Transportation	Responsible Economic Development

ATTACHMENTS

1. Map



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

87th Street & Bluejacket Street

Stormwater Improvements

N

0 200 400 800 Feet

Lenexa KANSAS

CITY COUNCIL
MEMORANDUM

ITEM 2

SUBJECT: Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Stoneridge North, Sixth Plat

CONTACT: Stephanie Sullivan, Planning Manager

DATE: November 17, 2026

ACTION NEEDED:
Accept the utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Stoneridge North, Sixth Plat.

APPLICANT:
Michael Johnson, Arise Homes

OWNER:
Alpha Venture LLC

PROPERTY LOCATION:
Northeast corner of 79th Street & Gabriel Street

PROJECT BACKGROUND/DESCRIPTION:
Stoneridge North, Sixth Plat is the next phase of the Stoneridge North neighborhood and is located at the northeast corner of 79th Street & Gabriel Street. The final plat includes 66 single-family lots, seven tracts, and associated easements and rights-of-way on 28.21 acres in the RP-1 Zoning District. The dwelling ground floor classification for this subdivision is Class F.

The final plat is substantially consistent with the approved preliminary plat, which was approved by the Governing Body on February 7, 2023. The final plat adds two lots beyond what was shown in the preliminary plat, one in the 79th Terrace cul-de-sac and one in the southern Shadow Street cul-de-sac. The new lots include deviations from minimum lot width, lot area, and front yard setback standards that are similar to those approved for other lots with the preliminary plat.

The Governing Body must consider acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as reflected on the plat.

STAFF RECOMMENDATION:
Accept the easements and rights-of-way.

PLANNING COMMISSION ACTION:
This item was considered as Consent Agenda Item 2 at the November 2, 2026, Planning Commission meeting.

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

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Vibrant Neighborhoods	Responsible Economic Development

ATTACHMENTS

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



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

Stoneridge North, Sixth Plat

N

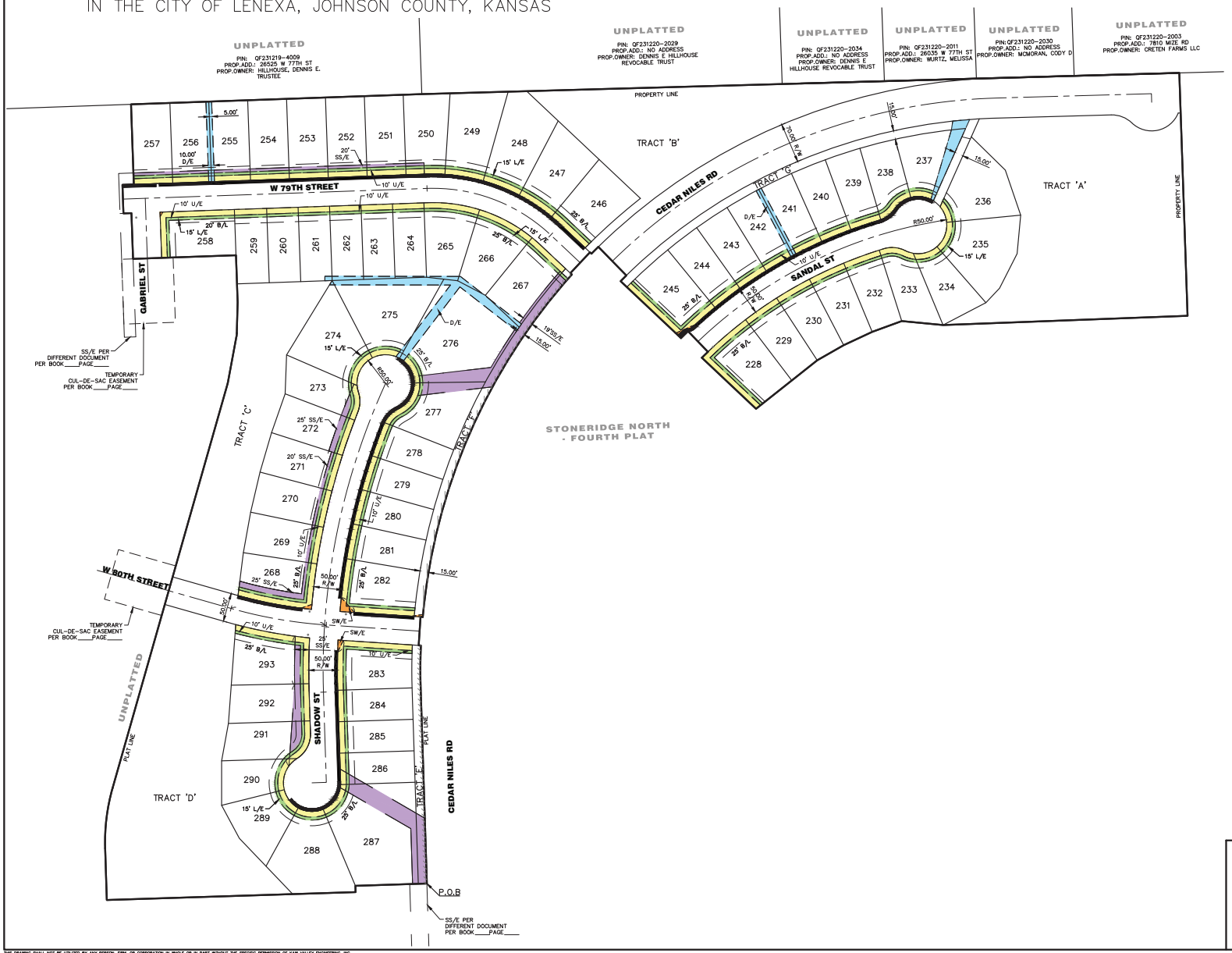
0 300 600 1,200 Feet

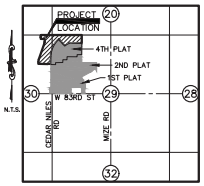
Lenexa KANSAS

FINAL PLAT

STONERIDGE NORTH – SIXTH PLAT

PART OF THE NW 1/4 OF SEC. 29–12–23
AND PART OF THE NE 1/4 OF SEC. 30–12–23
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS





SECTION VICINITY MAP
SEC.29 – TWP 12S – RNG 23E
SEC.30 – TWP 12S – RNG 23E



LEGEND

U/E	UTILITY EASEMENT
L/E	LANDSCAPE EASEMENT
D/E	DRAINAGE EASEMENT
SS/E	SANITARY EASEMENT
SW/E	SIDEWALK EASEMENT
SQ.FT.	SQUARE FEET
	UTILITY EASEMENT
	LANDSCAPE EASEMENT
	SIDEWALK EASEMENT
	SANITARY EASEMENT
	STORM EASEMENT

KAW VALLEY ENGINEERING
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64118
PH. (816) 468-5858
kc@kveng.com | www.kveng.com

PROJECT NO. 825553.329
DRAWN BY SS
CHECKED BY JAD
CFN 5329EXB_ESMT
SHEET EXB

PROJECT:
STONERIDGE NORTH SIXTH PLAT
W 83RD ST & CEDAR NILES RD
LENEXA, KS 66227

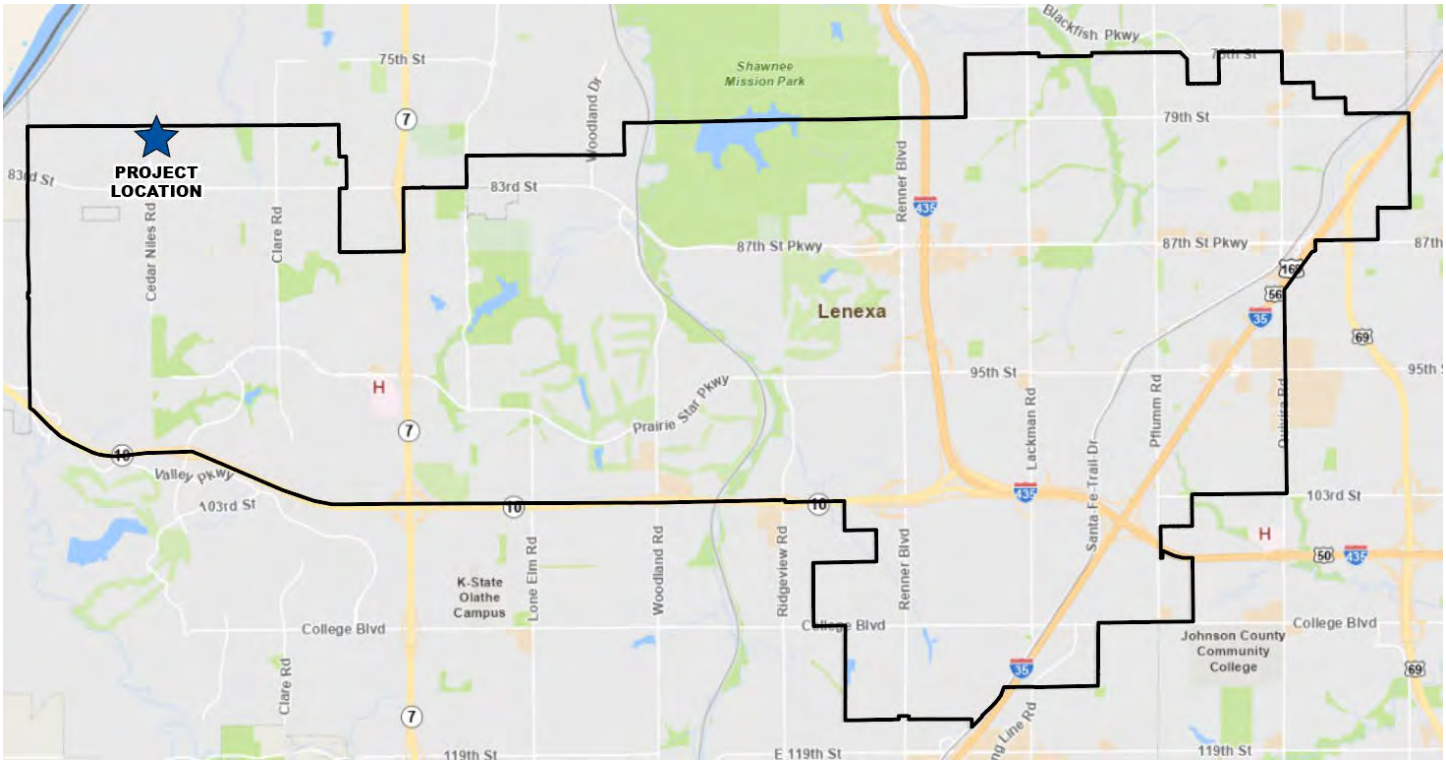
PREPARED FOR:
ARISE HOMES LLC
7917 W 95TH ST
OVERLAND PARK, KS 66212

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

STONERIDGE NORTH, SIXTH PLAT

Project #:	PT26-23F	**Location:**	Northeast corner of 79th Street & Gabriel Street
Applicant:	Michael Johnson, Arise Homes	**Project Type:**	Final Plat
Staff Planner:	Noah Vaughan	**Proposed Use:**	Single-Family Subdivision



PROJECT SUMMARY

The applicant seeks approval of a final plat for Stoneridge North, Sixth Plat, the sixth phase of Stoneridge North, a mixed single-family and duplex residential subdivision. This sixth phase of the project will encompass 66 single-family lots and seven tracts on 28.21 acres, along with associated dedications for drainage, utility, landscaping, sidewalk, and sanitary sewer easements and right-of-way. The subject site is located in the north portion of Stoneridge North, approximately at the northeast corner of W. 79th Street and Gabriel Street. The approved preliminary plat (PT22-01P) was approved with deviations for lot width, lot depth, lot size, and front yard setback standards within the RP-1 Zoning District. The proposed final plat is mostly consistent with the approved preliminary plat (PT22-01P), approved on February 7, 2023; however changes to the lot count and new deviation requests are required. Two lots are being added to this final plat, one within the cul-de-sac of 79th Terrace, and the other within the southern cul-de-sac of Shadow Street. As a result, new deviations are required with this project. This project does not require a public hearing. This plat requires City acceptance of dedications for street right-of-way, as well as drainage, landscaping, sidewalk, and utility easements.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

This site was annexed into the City of Lenexa in November of 1986, at which time it was zoned and used as agricultural. It was subsequently rezoned to NP-O, RP-1, and AG in 2009 as part of the larger Cedar Niles Estates rezoning and concept plan (RZ09-02 and PL09-01CP), which included a total of 278.63 acres north of W. 83rd Street and west of Mize Boulevard. The 2009 plan did not progress beyond plan approvals.

The applicant rezoned 168 acres from AG, RP-1, NP-O, and CP-1 to RP-1 and RP-2 in 2023 as part of a new residential subdivision, Stoneridge North. The subject site is part of the portion that was rezoned to RP-1. A preliminary plat (PT22-01P) was also approved at the same time as the rezoning (RZ22-05). The preliminary plat included approved deviations in the RP-1 Zoning District for lot width, lot depth, lot size, and front yard setback standards.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
RZ09-02	Rezoning	Cedar Niles Estates	June 16, 2009
PL09-01CP	Concept Plan	Cedar Niles Estates	June 16, 2009
RZ22-05	Rezoning	Stoneridge North	February 7, 2023
PT22-01P	Preliminary Plat	Stoneridge North	February 7, 2023
PT23-19F	Final Plat	Stoneridge North, First Plat	October 17, 2023
PT23-27F	Final Plat	Stoneridge North, Second Plat	November 21, 2023
PT24-04FR	Revised Final Plat	Stoneridge North, Second Plat (Revised)	June 3, 2024
PT24-07FR	Revised Final Plat	Stoneridge North, First Plat (Revised)	December 17, 2024
PT25-02F	Final Plat	Stoneridge North, Third Plat	March 18, 2025
PT25-18F	Final Plat	Stoneridge North, Fourth Plat	November 18, 2025
PT26-01FR	Revised Final Plat	Stoneridge North, Third Plat (Revised)	February 17, 2026
PT26-13F	Final Plat	Stoneridge North, Fifth Plat	April 21, 2026

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
28.21	N/A	RP-1	Suburban-Density Residential

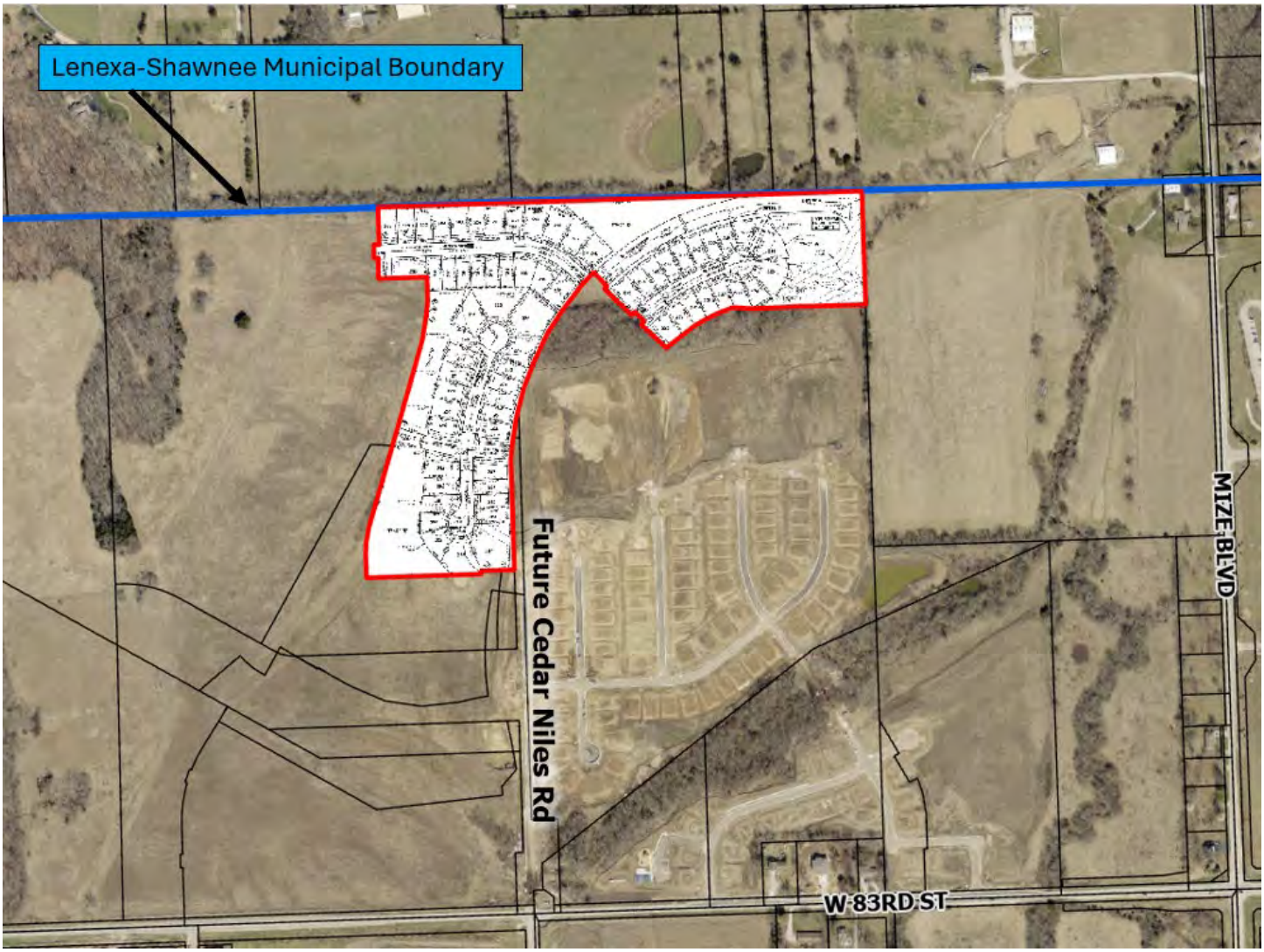


Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The proposed land use of Stoneridge North, Sixth Plat is single-family residential, which is a permitted use in the RP-1, Planned Residential Single-Family (Low-Density) District. The Future Land Use Map within the Comprehensive Plan classifies the site as Suburban-Density Residential, which is consistent with the existing zoning and the City's Comprehensive Plan. The proposed use is similar to recent approvals in the area, including the single-family and duplex portions of the Stoneridge development that have been approved to the south. Other uses in the area include a nearby school (Mill Creek Middle School), existing single-family residences, and additional planned residential development.

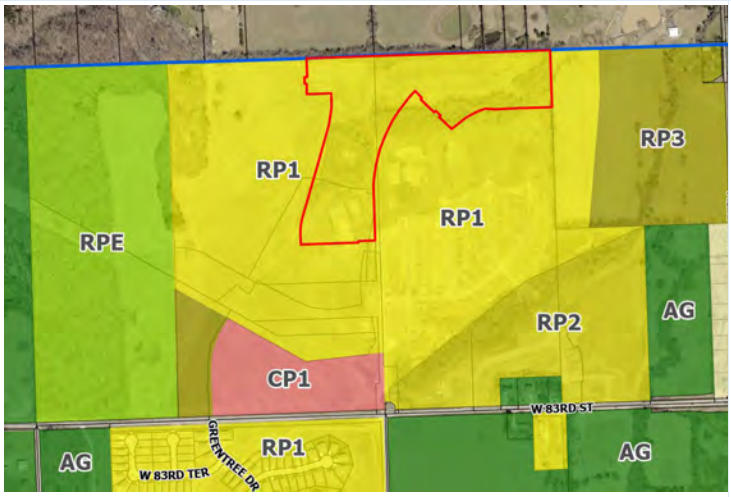
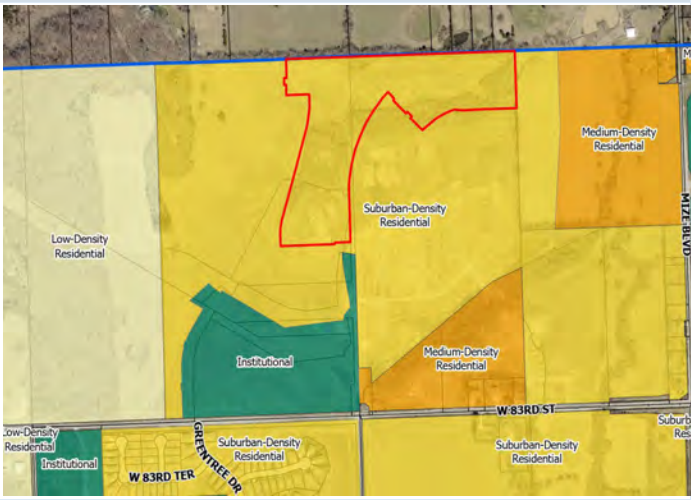
Zoning Map	Future Land Use Map
	

TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Undeveloped
North	N/A (City of Shawnee)	N/A (City of Shawnee)	Agricultural
South	Suburban-Density Residential, Institutional, Medium-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District, RP-2, Planned Residential (Intermediate-Density) District, CP-1, Planned Neighborhood Commercial District	Residential (Under Development)
East	Suburban-Density Residential, Medium-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District, RP-3, Planned Residential (Medium High-Density) District	Undeveloped
West	Suburban-Density Residential, Low-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District, RP-E, Planned Residential Estate District	Undeveloped

FINAL PLAT REVIEW

This is a final plat of 66 single-family residential lots, seven tracts, and dedications for drainage, landscaping, sidewalk, utility, and sanitary sewer easements and rights-of-way on 28.21 acres. Two new residential lots will be added with this final plat that were not shown on the preliminary plat; however, the layout will be substantially similar to the approved preliminary plat. While additional deviations are required as a result of the additional lots, the new deviation requests are similar to requests that were already approved for lot size, lot width, and front yard setbacks. This area is the sixth phase of the Stoneridge North subdivision, for which a preliminary plan/plat was approved in February 2023. The dwelling ground floor classification for this plat is Class F, which provides a minimum range of 650 – 1,200 SF for ground floor areas based on the dwelling type.

Street development includes the termination of Cedar Niles Road, which will curve and turn into 79th Street. This street will connect lots to the west and also end in a cul-de-sac to the northeast within this development. The internal roads of 79th Terrace and Shadow Street will also be developed with this phase, which are cul-de-sacs servicing lots to the east and west of Cedar Niles Road. Shadow Street will also have a future connection to 80th Street to the west, which will serve future phases of the Stoneridge North development. The temporary cul-de-sacs shown at the end of 80th Street and Gabriel Street shall be constructed per City of Lenexa Standards. This includes minimum radius of 40', full depth pavement, curb and gutter, and appropriate drainage.

As shown in Table 3, five tracts (A, B, C, D, and G) will be utilized for landscaping, open space, and stormwater treatment. Tracts E and F run between developable lots and Cedar Niles Road and are designated on the plat for trail, sidewalk, and monument sign installation, as well as for private open space.

TABLE 3: TRACT PURPOSES

Tract	Purpose
Tracts A, B, C, D, G	Landscaping, Open Space, Stormwater Treatment
Tracts E, F	Trails, Sidewalks, Monument Sign Installation, Private Open Space



Exhibit 2: Final Plat Exhibit

Landscaping will be provided in Tracts A, B, C, D, and G of the subdivision for open space purposes. Future lots within Stoneridge North will be to the west and south of the subject plat, so screening along these areas will not be required. The property to the east of W. 79th Street is a 38.6-acre parcel that is currently undeveloped, zoned for future residential development, and will connect Stoneridge North to Mize Boulevard.

This plat is also dedicating drainage, landscaping, sidewalk, utility, and sanitary sewer easements, as shown in Exhibit 3.

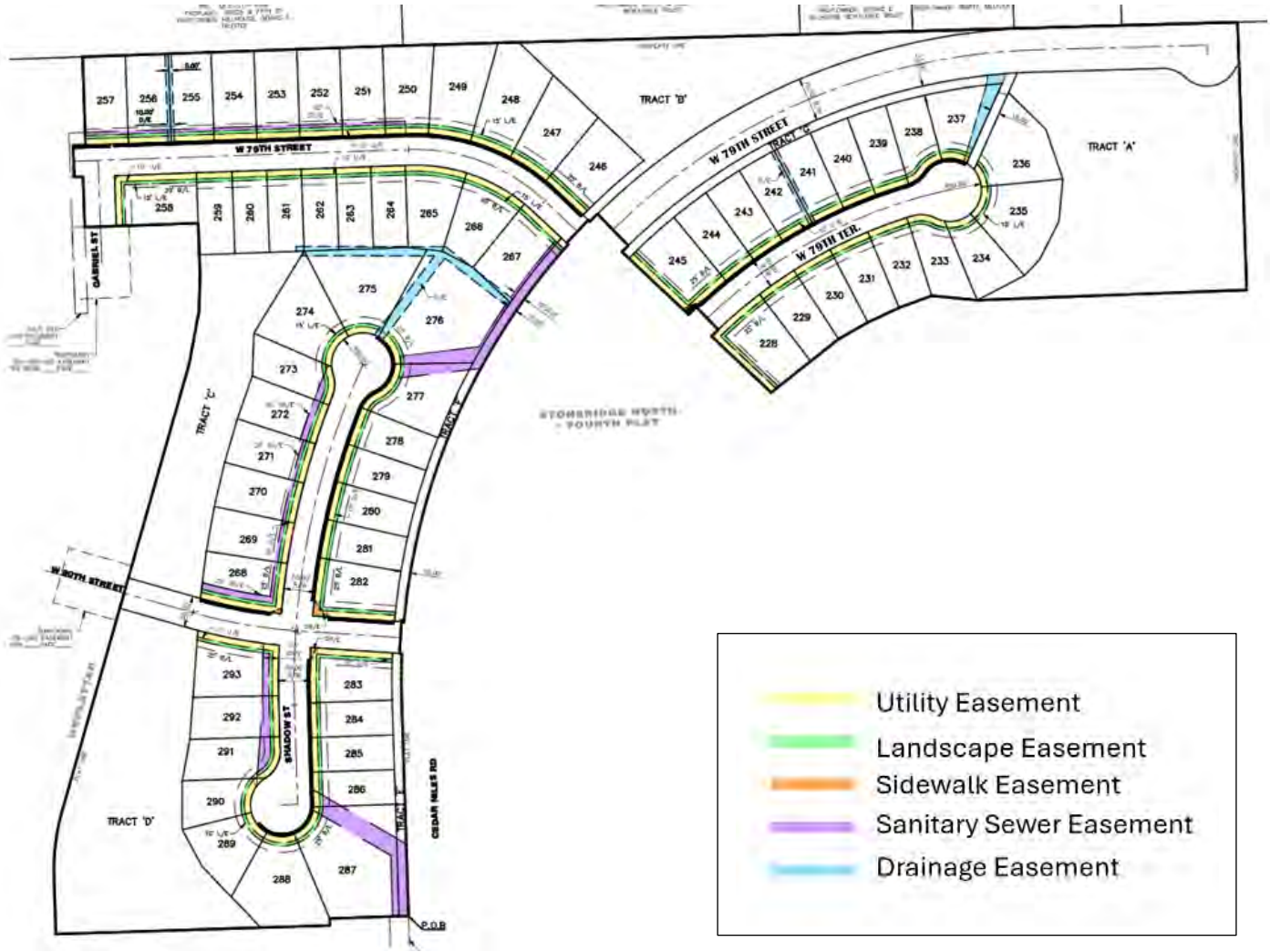


Exhibit 3: Dedication Map

TABLE 4: PLAT DEDICATIONS	
Type of Dedication	**Dedicated to**
Rights-of-Way	City of Lenexa
Utility Easement	City of Lenexa
Landscape Easement	City of Lenexa
Sidewalk Easement	City of Lenexa
Drainage Easement	City of Lenexa
Sanitary Sewer Easement	Johnson County Wastewater

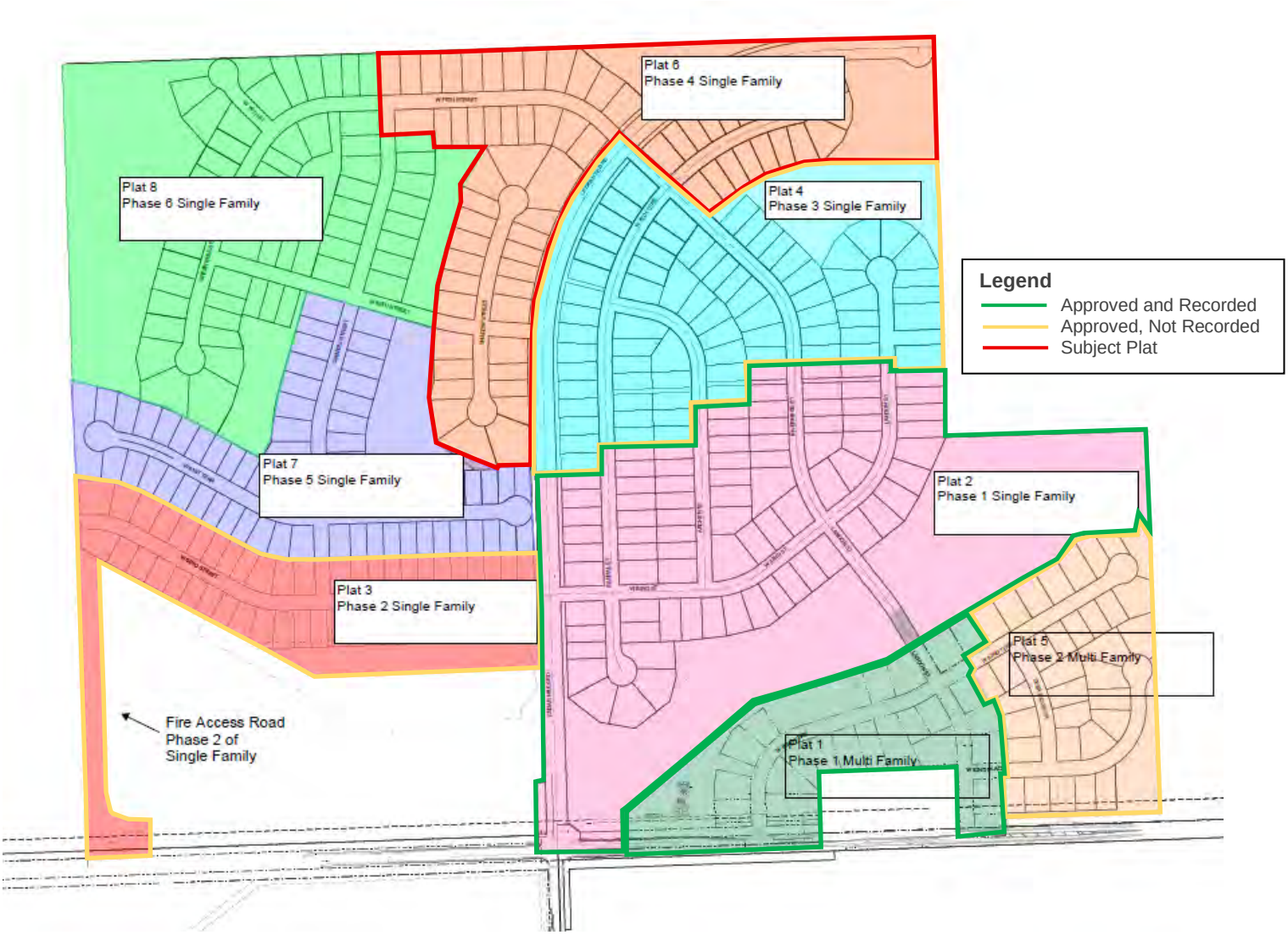


Exhibit 4: Updated phasing plan of Stoneridge North, with Final Plat approvals shown

DEVIATIONS

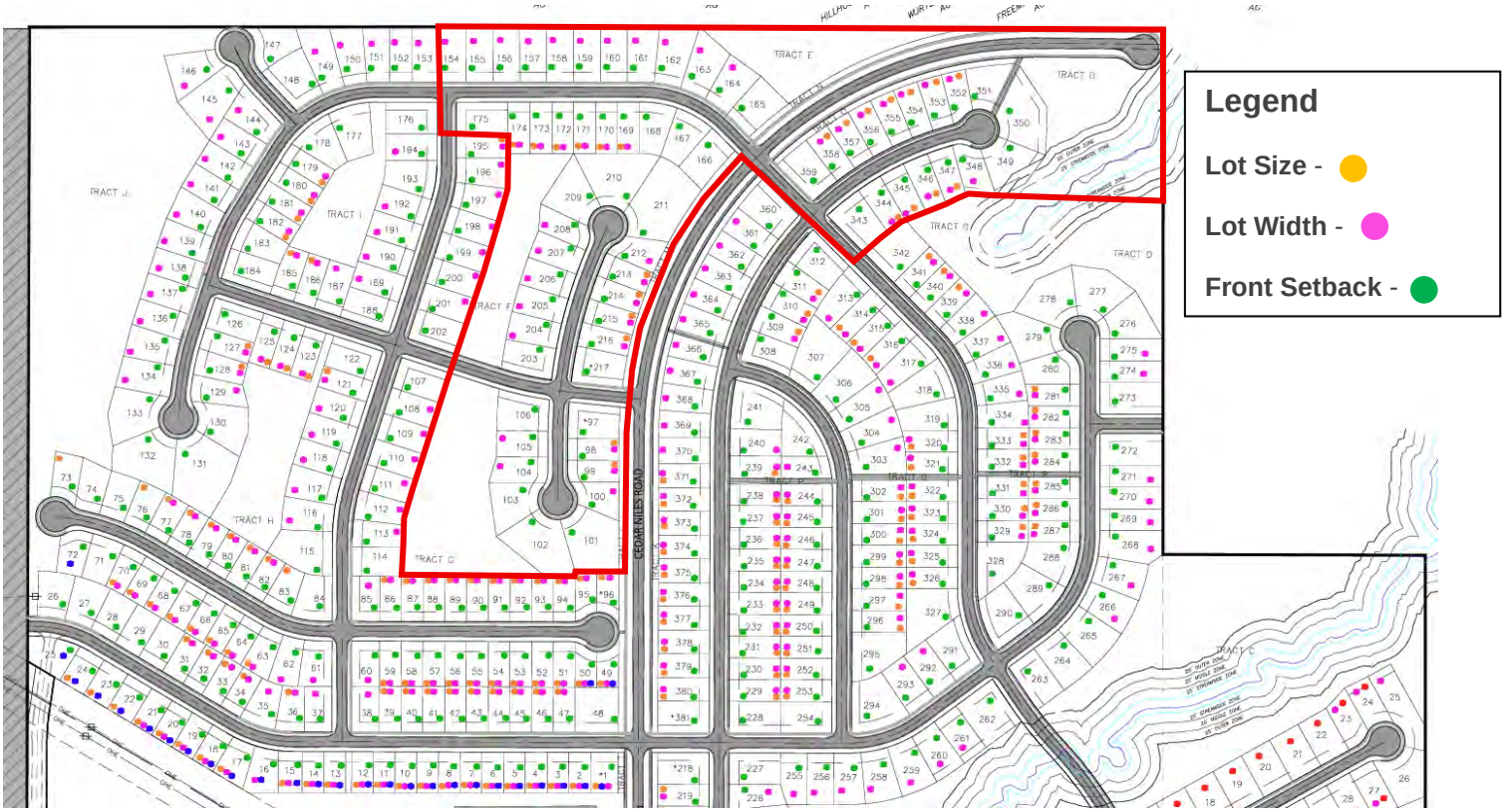


Exhibit 5: Excerpt of deviation graphic from Approved Preliminary Plat (PT22-01P), with subject plat outlined in red.

The preliminary plan/plat (PT22-01P) was approved with deviations from the RP-1 standards for minimum lot size, minimum lot width, and front yard setback requirements. As the subject area of this plat only contained 64 lots in the preliminary plat, and two lots have been added, the total amount of required deviations will differ. At preliminary plat stage, 64 deviations for front yard setback, 44 deviations for lot width, and 24 deviations for lot size were requested within the area for the proposed Stoneridge North, Sixth Plat. These deviations primarily allow for smaller lots within the subdivision as well as for smaller residences to be built on the lots.

The applicant is requesting a revision to the total amount of deviations requested as shown in Exhibit 6, with 66 total deviations for front yard setback, 53 total deviations for lot width, and 24 deviations for lot size.

TABLE 5: REQUESTED DEVIATIONS			
Deviation Type	**Lots**	**Code Requirement**	**Deviation Request**
Lot Width	230-232; 238-244; 284-286; 290	70 feet	**-15 feet**
Lot Size	229-244; 284-292	8,000 SF	**-850 SF**
Front Yard Setback	228-293	30 feet	**-5 feet**



Exhibit 6: Deviation Map

NEXT STEPS

- The Planning Commission is the final authority for the approval of a final plat.
- The final plat requires acceptance of dedications by the City Council. Pending approval from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on November 17, 2026.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Final Plat for Stoneridge North, Sixth Plat.**

- This is a final plat for 66 single-family residential lots and seven tracts on 28.21 acres in the RP-1 Zoning District, with previously approved deviations for lot area, lot width, and front yard setback. Two additional lots and associated deviations for minimum lot width, minimum lot size, and minimum front yard setback are proposed with this final plat application.
- The Governing Body must accept dedications for utility, landscape, sidewalk, and drainage easements.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** and ***Strategic Community Investment*** to create ***Vibrant Neighborhoods.***

FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT26-23F – **Stoneridge North, Sixth Plat** near the northeast corner of 79th Street & Gabriel Street for a single-family residential subdivision.

CONSENT AGENDA

1. **Resolution adopting the 2027 Planning Commission/Board of Zoning Appeals schedule of meeting dates and submittal deadlines.**

2. **Stoneridge North, 6th Plat — Consideration of a final plat for a 66-lot single-family residential development on property located at the northeast corner of 79th Street & Gabriel Street within the RP-1, Planned Residential (Low Density) District. PT26-23F**

3. **Mize Hill, Third Plat — Consideration of a revised final plat to replat Lots 20 and 21 of Mize Hill, First Plat on property located at the southwest corner of 94th Terrace & Shady Bend Road within the RP-2, Planned Residential (Intermediate Density) District. PT26-08FR**

4. **Vista Village, 4th Plat — Consideration of a revised final plat to replat Lots 1, 2, and 3 of Vista Village, 1st Plat on property located at the southeast corner of Prairie Star Parkway & Ridgeview Road within the PUD, Planned Unit Development District. PT26-09FR**

5. **Azura Credit Union — Consideration of a deviation for a monument sign on property located at 8550 Quivira Road within the CP-2, Planned Community Commercial District. DV26-07**

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

DRAFT

CITY COUNCIL
MEMORANDUM

ITEM 3

SUBJECT: Acceptance of a drainage easement as shown on Vista Village, 4th Plat

CONTACT: Stephanie Sullivan, Planning Manager

DATE: November 17, 2026

ACTION NEEDED:
Accept the drainage easement as shown on Vista Village, 4th Plat.

APPLICANT:
Grace Miller, Renaissance Infrastructure Consultants

OWNER:
Jayhawk Ridge, LLC

PROPERTY LOCATION/ADDRESS:
Southeast corner of Prairie Star Parkway & Ridgeview Road

PROJECT BACKGROUND/DESCRIPTION:
Vista Village is a 48-acre mixed-use development located at the southeast corner of Prairie Star Parkway & Ridgeview Road. The revised final plat for Vista Village, 4th Plat replats a 5.4-acre area in the northwest corner of the development and includes seven commercial lots, three tracts, and associated easements. The revised plat reflects the recently approved changes to the development plans for this portion of Vista Village.

The Governing Body must consider acceptance of a drainage easement as reflected on the plat.

STAFF RECOMMENDATION:
Accept the easement.

PLANNING COMMISSION ACTION:
This item was considered as Consent Agenda Item 4 at the November 2, 2026, Planning Commission meeting.

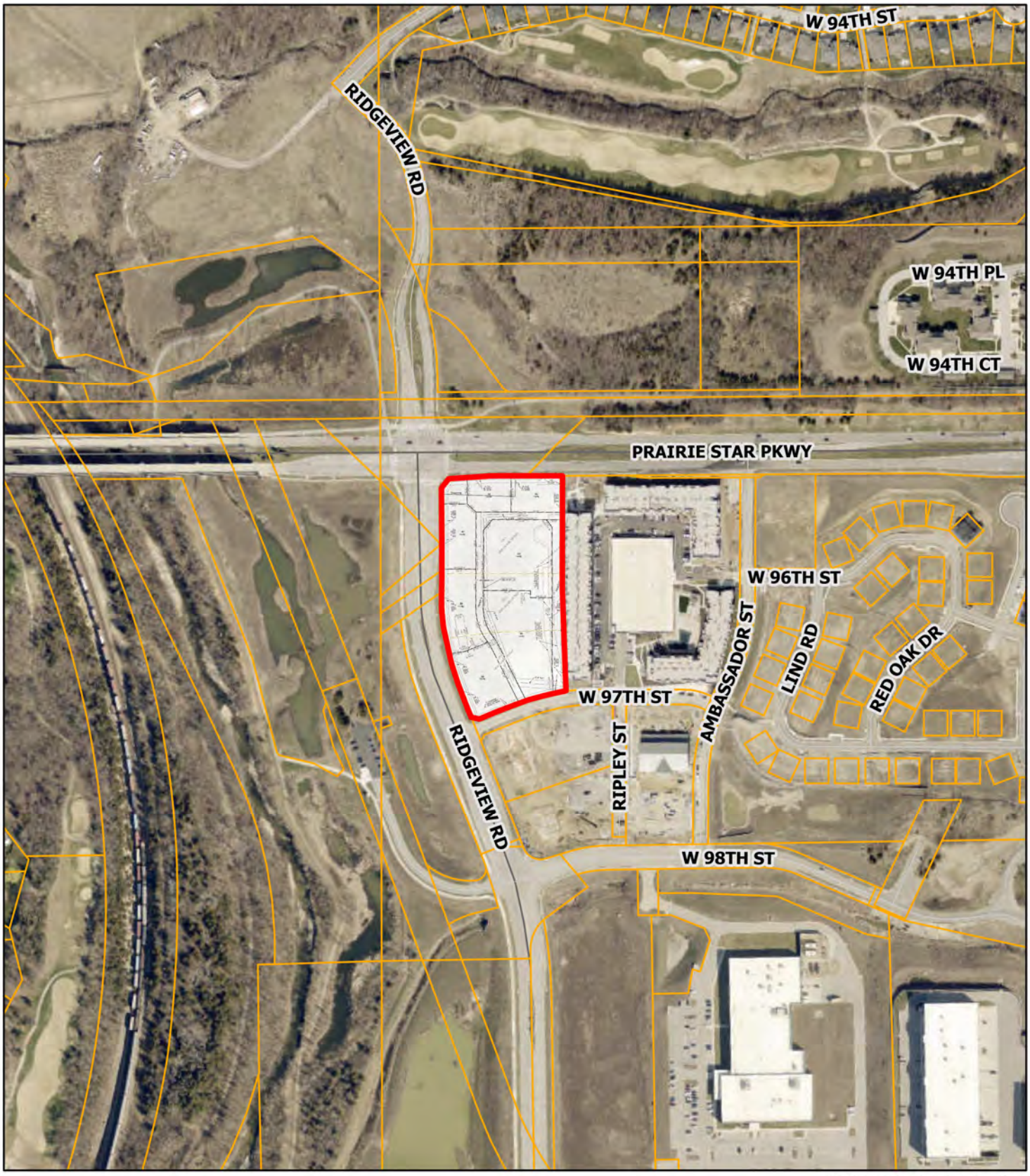
Chairman Poss entertained a motion to **APPROVE** the Consent Agenda. Moved by Commissioner Horine, seconded by Commissioner Jamison, and carried by a unanimous voice vote.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Thriving Economy	Responsible Economic Development

ATTACHMENTS

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



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

Vista Village, 4th Plat

N

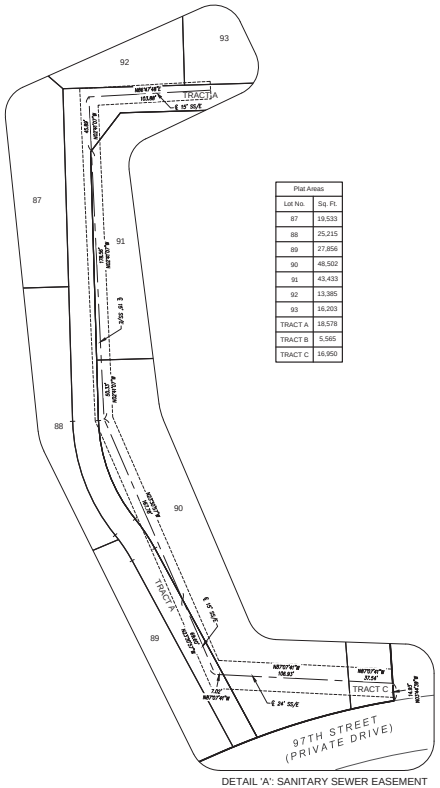
0 200 400 800 Feet

Lenexa KANSAS

FINAL PLAT

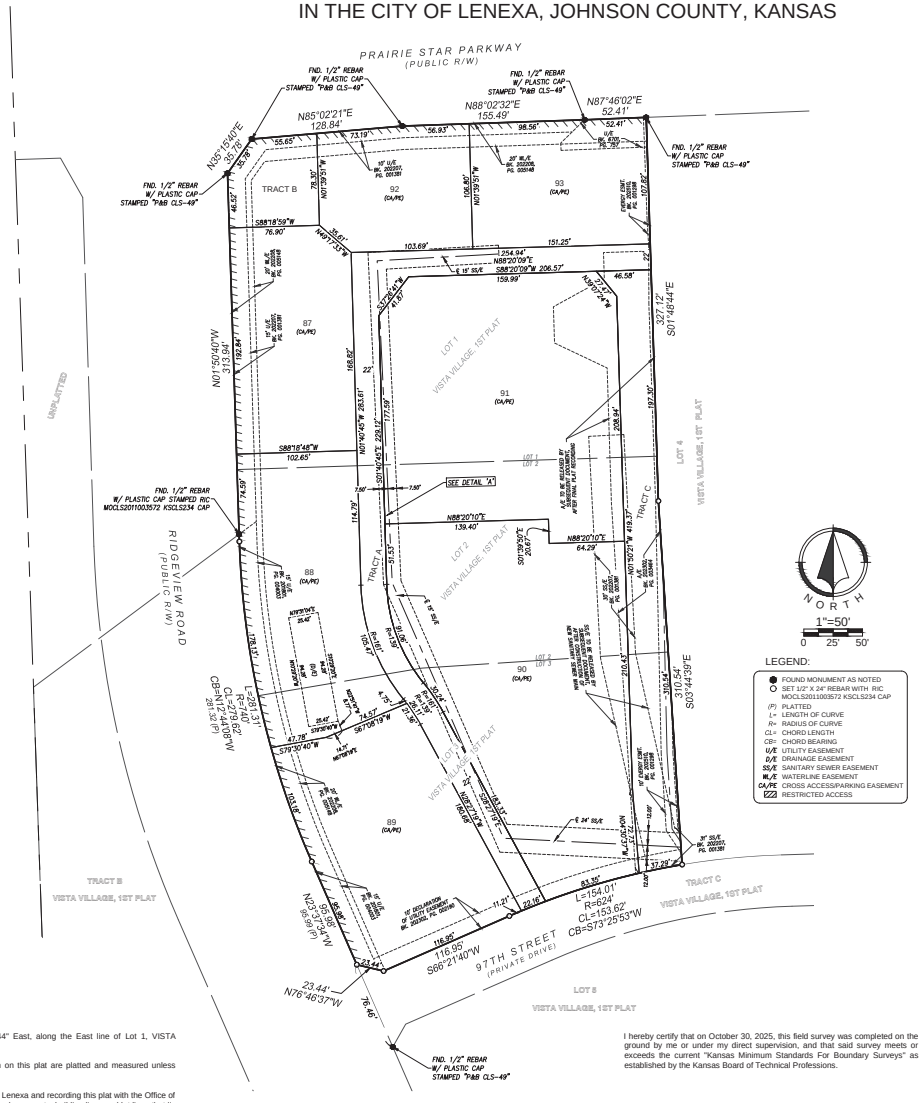
VISTA VILLAGE, 4TH PLAT

A REPLAT OF ALL OF LOTS 1, 2 & 3, VISTA VILLAGE, 1ST PLAT
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



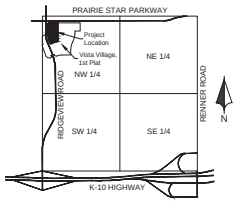
DETAIL 'A': SANITARY SEWER EASEMENT

Plat Areas	
Lot No.	Sq. Ft.
87	19,533
88	25,215
89	27,856
90	48,502
91	43,433
92	13,385
93	16,203
TRACT A	18,578
TRACT B	5,565
TRACT C	16,950



LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- (P) PLATTED
- L= LENGTH OF CURVE
- R= RADIUS OF CURVE
- CL= CHORD LENGTH
- CB= CHORD BEARING
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- WL/E WATERLINE EASEMENT
- CA/PE CROSS ACCESS/PARKING EASEMENT
- RESTRICTED ACCESS



LOCATION MAP
SECTION 06, T13S, R24E
Scale 1" = 2000'

NOTES:

Basis of Bearings: South 01°48'44" East, along the East line of Lot 1, VISTA VILLAGE, 1ST PLAT.

All bearings and distances shown on this plat are platted and measured unless otherwise noted.

In approving this plat by the City of Lenexa and recording this plat with the Office of the Register of Deed, restrictions and covenants, building lines and lot lines that lie within those parts of VISTA VILLAGE, 1ST PLAT being replatted, are hereby now vacated, except as shown on this plat.

1,995.80' (plat boundary distance) / 0.0090' (closing distance) = Unadjusted Error of Closure: 1 part in 221,525.56'.

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0049G, revised August 3, 2009, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

I hereby certify that on October 30, 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

DRAFT COPY

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

DESCRIPTION

A Replat of All of Lots 1, 2, and 3, VISTA VILLAGE, 1ST PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, prepared by Wayne E. Malnicof, Kansas PS-1239 on October 30, 2025, containing 235,220 square feet, or 5.400 acres, more or less.

DEDICATION

The undersigned proprietor of the above-described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which hereafter shall be known as:

"VISTA VILLAGE, 4TH PLAT"

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.

The undersigned proprietor reserves unto itself, its grantees, agents, successors and assigns, a permanent easement for the purpose of locating, constructing and maintaining or authorizing the location, construction and maintenance of underground conduits for water, electricity, sewer and gas mains, or all or any of them under or upon all lots in this plat. The easement is designed to allow for the placement of a single main, if so warranted, for each of the aforesaid utilities to service all units in the building constructed on this plat. Said easement shall be in gross and shall be permanent in nature and duration, and the owner of any unit shall commit no act or omission that will preclude the making and maintenance of the aforesaid improvements.

An easement or license is hereby dedicated to the Water District No. 1 of Johnson County to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of waterlines, fire hydrants, valves and etc., upon, over and across those areas outlined and designated on this plat as "Waterline Easement" or "WL/E".

A perpetual easement of access over, under, across, and upon the areas designed as "Cross Access/Parking Easement" or "CA/PE" and Lots 87, 88, 89, 90, 91, 92 and 93 is hereby reserved to the undersigned proprietor, its heirs, assigns, etc., for ingress and egress of all owners and occupants of lots and parcels depicted on this plat, their guests and invitees. Owners and occupants of adjoining land to the North and South of the plat, as well as other properties within the development shall have the same right of ingress and egress as all owners and occupants of lots and parcels depicted on this plat. No obstacles or obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Cross Access/Parking Easement".

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient 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 "SS/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access the easement and is hereby dedicated to the Board of County Commissioners of Johnson County, Kansas, a body corporate and the governing body of Johnson County Wastewater, or their assigns. Alteration of land contours or the placement of structures within the easement area will not be permitted without the express written approval of Johnson County Wastewater. Any placing of improvements or planting of trees on the permanent right-of-way will be done at the risk of subsequent damage thereto without compensation.

RESTRICTIONS

Tract A shall be owned and maintained by the Vista Village Business Association. The tract is intended to be used for ingress/egress, private drives, sidewalks, and/or Business Association Amenities. In the event the Business Association no longer exists or fails to maintain these tracts, then maintenance shall be the responsibility, shared equally, of the owners of property that are part of this subdivision, whether herein platted or by joining the subdivision in a later development phase.

Tract B shall be owned and maintained by the Vista Village Business Association. The tract is intended to be used for sidewalks, landscaping, and/or Business Association Amenities. In the event the Business Association no longer exists or fails to maintain these tracts, then maintenance shall be the responsibility, shared equally, of the owners of property that are part of this subdivision, whether herein platted or by joining the subdivision in a later development phase.

Tract C shall be owned and maintained by the Vista Village Business Association. The tract is intended to be used for ingress/egress, private drives and a fire apparatus lane for the benefit of the owners in this subdivision as well adjoining property owners, successors or assigns of Lot 4, VISTA VILLAGE, 1ST PLAT, and/or Business Association Amenities. In the event the Business Association no longer exists or fails to maintain these tracts, then maintenance shall be the responsibility, shared equally, of the owners of property that are part of this subdivision, whether herein platted or by joining the subdivision in a later development phase.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____day of _____ 2026.

JAYHAWK RIDGE, LLC

_____
Michael A. Christie, Manager

STATE OF _____KANSAS)
) SS
COUNTY OF _____JOHNSON)

BE IT REMEMBERED, that on this _____ day of _____ 2026, before me a Notary Public in and for said County and State, came Michael A. Christie, Manager of JAYHAWK RIDGE, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

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

_____ My Appointment Expires:_____
Notary Public

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.

_____ Attest: _____
Julie Sayers, Mayor Jennifer Martin, City Clerk

24-0158

VISTA VILLAGE, 4TH PLAT

Prepared For:
West Star Development
Camille Christie
10550 S. Warwick Street
Olathe, Kansas 66061
(913) 498-8000

Date of Preparation: October, 2025
Revised: October, 2026

Renaissance Infrastructure Consulting
102 Abbie Avenue 913.317.9500
Kansas City, Kansas 66103 www.ric-consult.com
Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234

EASEMENT DEDICATION EXHIBIT

VISTA VILLAGE, 4TH PLAT



DRAINAGE EASEMENT DEDICATION LANGUAGE

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.

24-0158

VISTA VILLAGE, 4TH PLAT

Prepared For:
West Star Development
Camille Christie
10550 S. Warwick Street
Olathe, Kansas 66061
(913) 498-8000

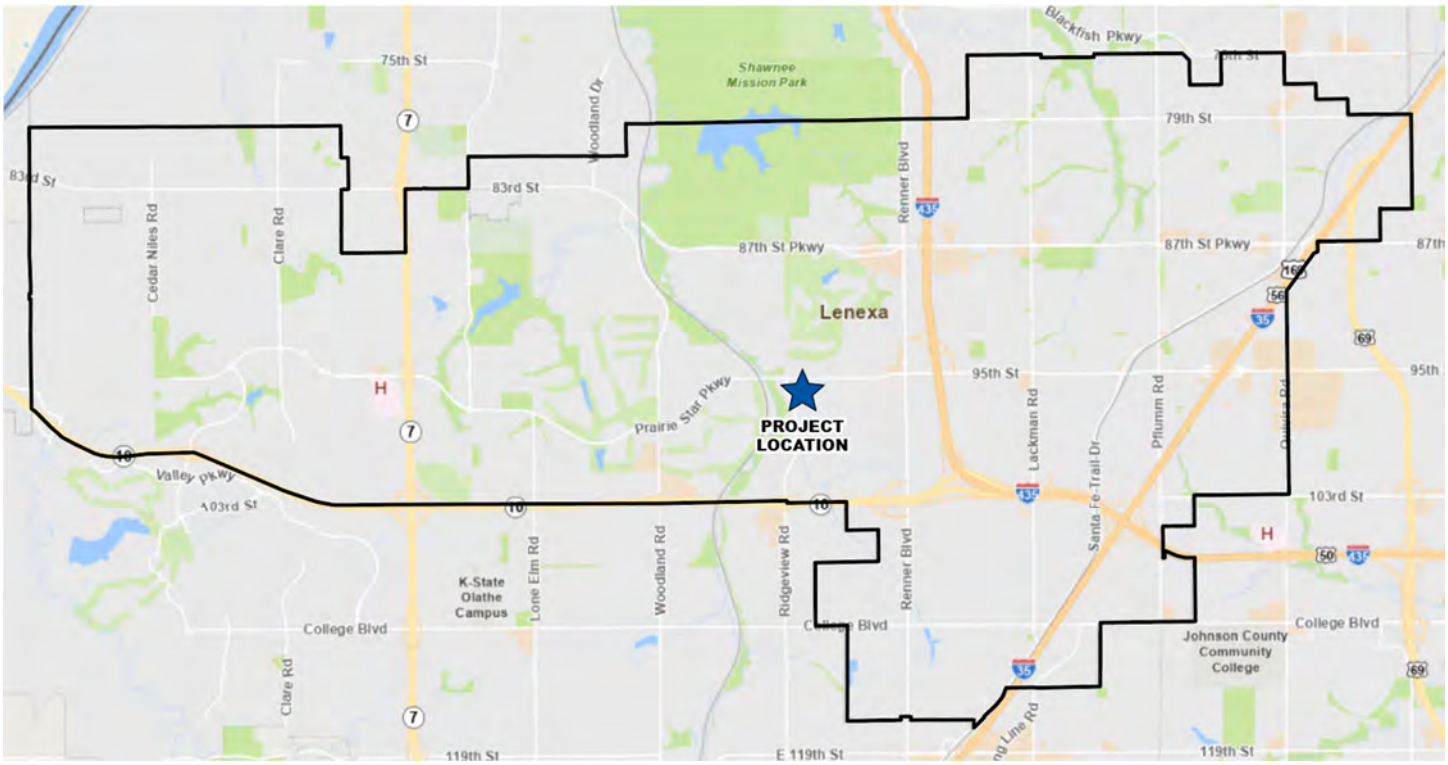
Date of Preparation: February, 2026
Revised: October, 2026

Renaissance Infrastructure Consulting
102 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ric-consult.com

Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234

VISTA VILLAGE, 4TH PLAT

Project #:	PT26-09FR	**Location:**	SEC of Prairie Star Parkway and Ridgeview Road
Applicant:	Grace Miller, Renaissance Infrastructure Consultants	**Project Type:**	Revised Final Plat
Staff Planner:	Dave Dalecky	**Proposed Use:**	Mixed-Use



PROJECT SUMMARY

The applicant requests approval of a revised final plat for Vista Village, a mixed-use development at the southeast corner of Prairie Star Parkway and Ridgeview Road. Vista Village is zoned PUD, Planned Unit Development and contains duplex residential, multifamily, restaurant, and retail uses. The revisions to the final plat are specifically for the area at the northwesterly corner of the project. This plat includes seven commercial lots and three tracts on 5.4 acres within the northwest quadrant of the development. The revised final plat is to align with the changes to the plan (PL26-01PR & PL26-12F) recently approved for this part of the Vista Village development. This revised final plat does not require a public hearing. The plat requires City acceptance of a drainage easement dedication.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The Vista Village PUD is 48 acres in size and is located at the southeast corner of Prairie Star Parkway and Ridgeview Road. The site was rezoned to PUD in 2015. There have been several revisions to the original preliminary plan with the most recent approved in August 2022. The original plan was a mixed-use development with a fieldhouse and sports field components. The plan consistently reflected multifamily, restaurants, and retail uses. Previous versions had included flex/business park buildings with self-storage.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Name	Date Approved
RZ15-06 & PL15-08P	Rezoning & Preliminary Plan	Vista Village (originally Jayhawk Ridge)	August 2015
PL19-01PR	Revised Preliminary Plan	Vista Village (originally Jayhawk Ridge)	September 2019
PT20-04F	Final Plat	Jayhawk Ridge, 1st Plat	May 4, 2020
PL20-07F	Final Plan	Vista Village, Retail Building 5	July 2020
PL21-05PR	Revised Preliminary Plan	Vista Village	January 2022
PL22-04F	Final Plan	Vista Village, Luxe Villas (originally Townhomes)	April 2022
PT22-09F	Final Plat	Vista Village, 1st Plat	May 3, 2022
PL22-02PR	Revised Preliminary Plan	Vista Village	August 2022
PL22-16F	Final Plan	Vista Village, Alto Apartments	August 2022
PT23-01FR	Revised Final Plat	Vista Village, 2nd Plat	March 21, 2023
PL23-21F	Final Plan	Vista Village, KC Bier	November 2023
PL23-22F	Final Plan	Vista Village, Retail Building 6	November 2023
PL24-06F	Final Plan	Vista Village, Central Bank	May 6, 2024
PL24-08FR	Revised Final Plan	Vista Village, Revised Design Guidelines	September 30, 2024
PL24-09FR	Revised Final Plan	KC Bier Noise Deviation	November 4, 2024
PT24-01F	Final Plat	Vista Village, 3rd Plat	January 8, 2024
PL25-08FR	Revised Final Plan	Vista Village and Vista Ridge Sign Deviation	August 4, 2025
PL25-15F	Final Plan	Luxe Residences Clubhouse	October 6, 2025
PL26-01PR	Revised Preliminary Plan	Vista Village	April 21, 2026
PT26-01F	Final Plat	Vista Village, 4th Plat	April 21, 2026
PL26-12F	Final Plan	Vista Village North Phase 1	October 5, 2026

LAND AREA (AC)	LOTS	CURRENT ZONING	COMP. PLAN
5.4	7	PUD	Mixed-Use

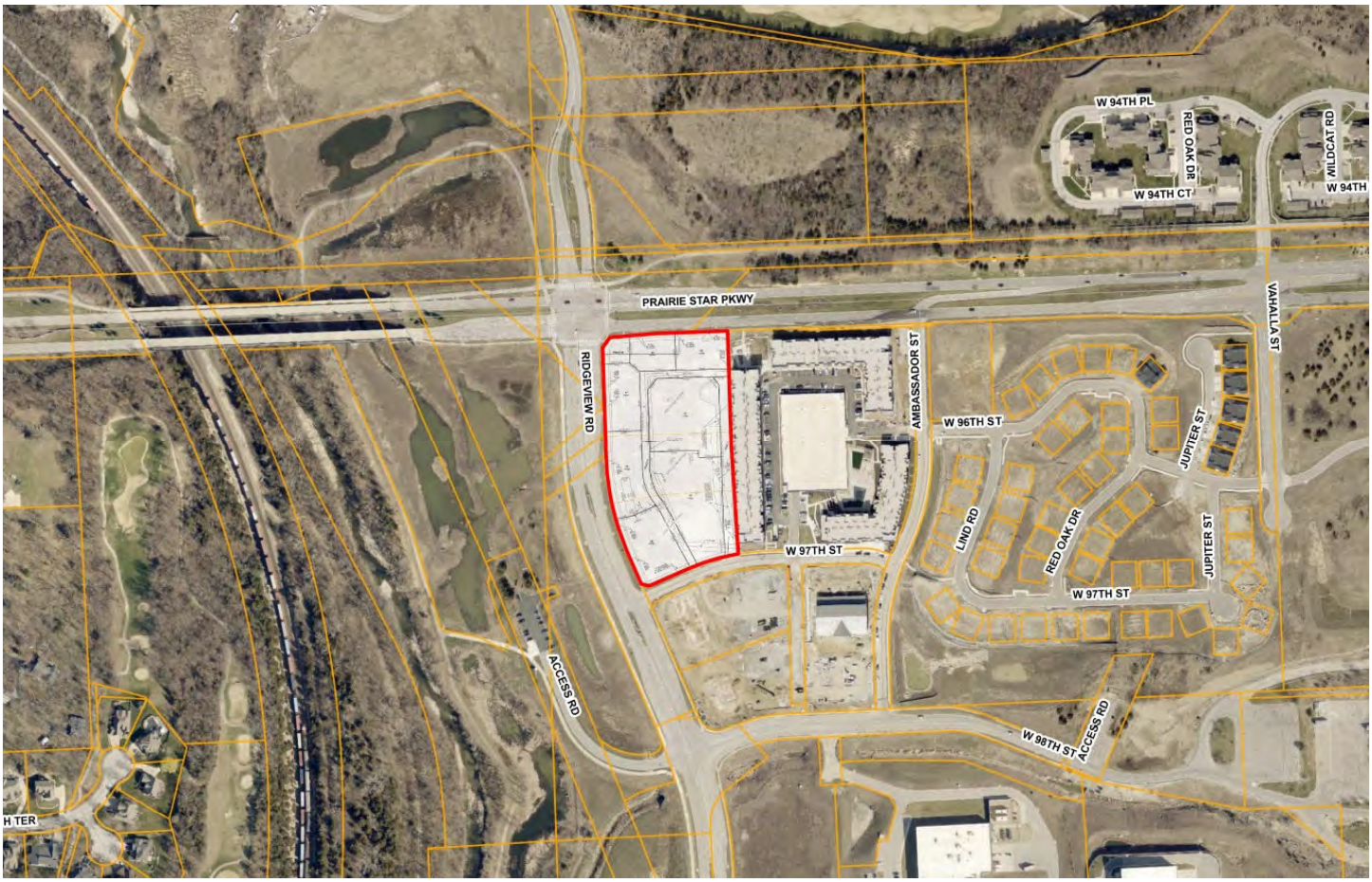


Exhibit 1: Aerial image.

LAND USE REVIEW

Vista Village is a mixed-use project zoned PUD, Planned Unit Development. The site is at the southeast corner of Prairie Star Parkway and Ridgeview Road. Vista Village contains duplex residential, multifamily, restaurant and retail uses. The 5.4-acre part of Vista Village development will be restaurant and retail uses. The commercial plat is in compliance with the subdivision regulations in Section 4-2 of the Unified Development Code. The Comprehensive Plan's Future Land Use Map classifies the site as Mixed-Use and the proposed use aligns with this classification.

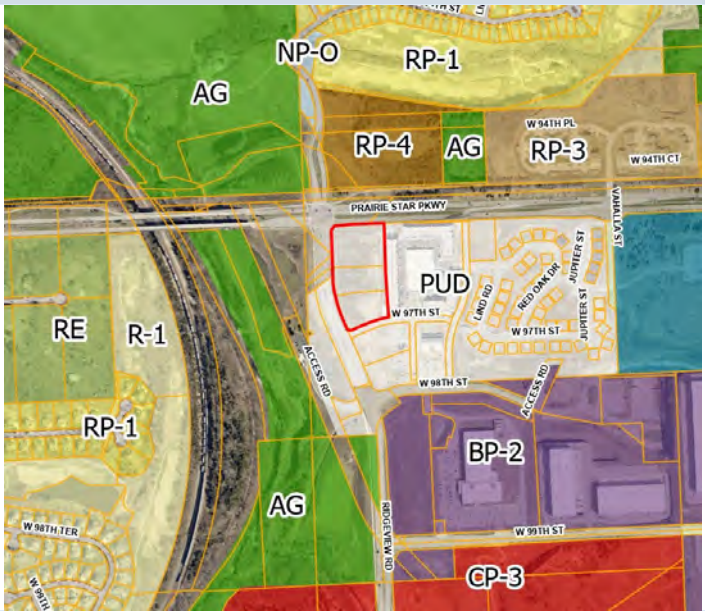
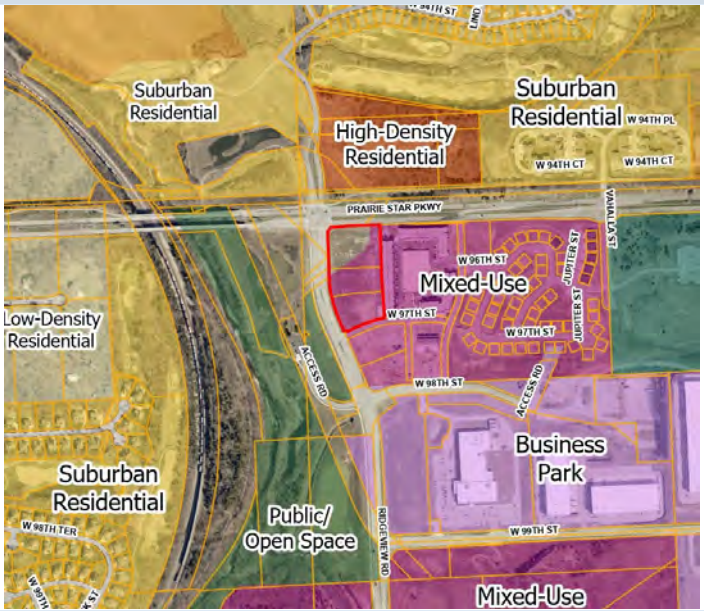
Zoning Map	Future Land Use Map
	

TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Mixed-Use	PUD, Planned Unit Development District	Undeveloped land
North	High-Density Residential	RP-4, Planned Residential (High-Density) District	Multifamily and Undeveloped land
South	Mixed-Use	PUD, Planned Unit Development District	Restaurant and Retail
East	Mixed-Use	PUD, Planned Unit Development District	Multifamily
West	Public/Open Space	AG, Agricultural District	Park

REVISED FINAL PLAT REVIEW

The revised final plat is for the northwest quadrant of the Vista Village development. This is a replat of part of Vista Village, 1st Plat. The revised final plat is to align with the changes to the plan (PL26-01PR & PL26-12F) recently approved for this part of the Vista Village development.

The plat contains seven lots and three tracts. The lots are configured for a series of outparcels along the perimeter of the site and two lots internal to the site. Two of the tracts form a "U" shaped access drive through the site, providing access to each lot. The third tract is for the amenity feature at the intersection of Prairie Star Parkway and Ridgeview Road. All lots within the plat have a CA/PE (Cross Access/Parking Easement) for shared parking among all the commercial lots in the project. The revised final plat includes a new easement dedication of a drainage easement for an underground stormwater detention feature.

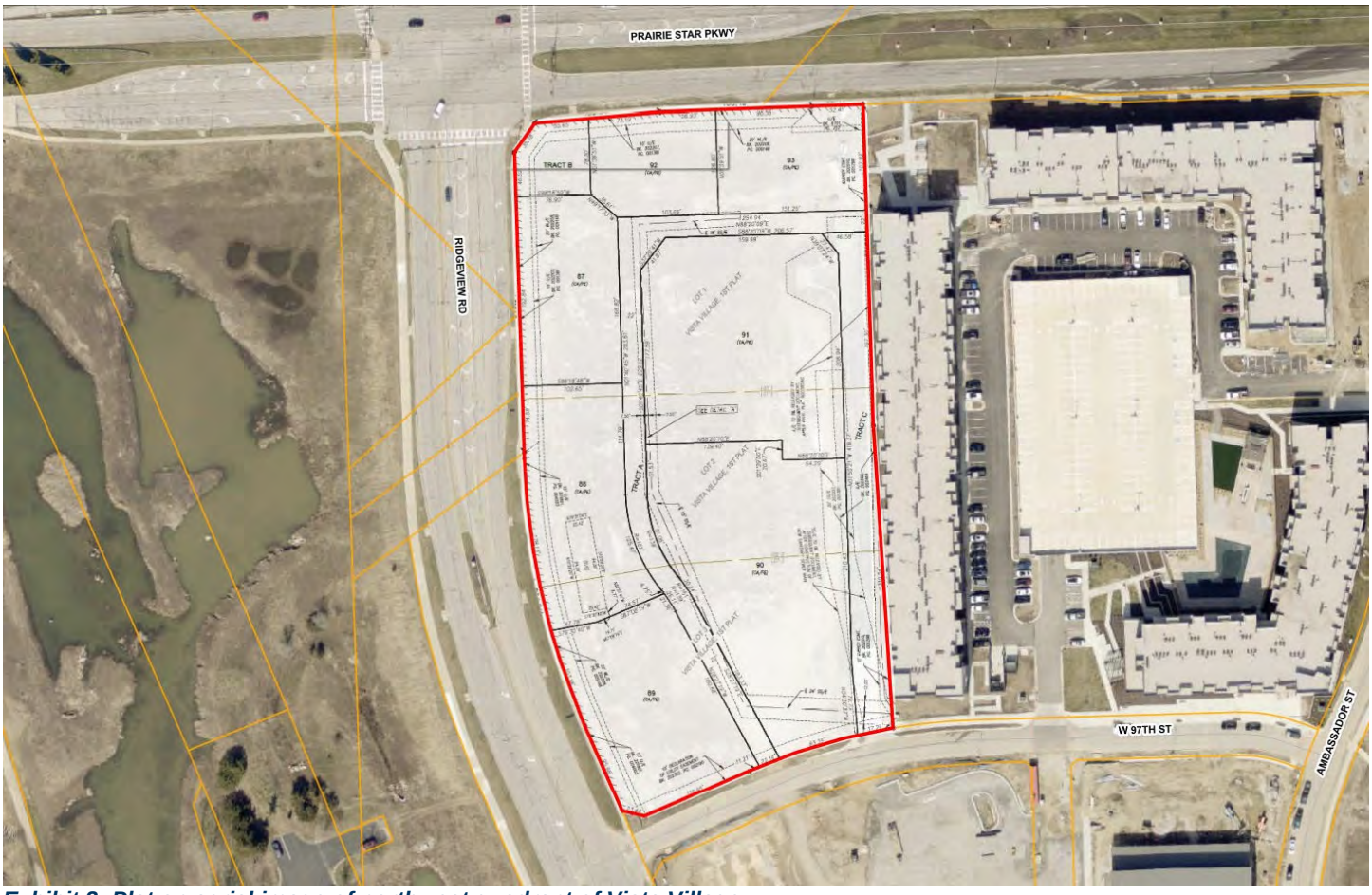


Exhibit 2: Plat on aerial image of northwest quadrant of Vista Village.

Tract A contains two legs of the "U" shaped access drive through this part of the Vista Village development. Tract B contains the corner amenity feature at the northwest corner of the development. Tract C, on the east side of the plat, provides emergency fire apparatus access for Alto Apartments. This access currently exists and will remain open for all vehicles to circulate through the site via this drive, but no parking will be allowed on this drive. The drive will be appropriately identified as an emergency access drive with no parking signs.

TABLE 3: TRACT PURPOSES	
Tract	**Purpose**
A	Access easement, private drives, sidewalks, and business association amenities
B	Sidewalks, landscaping, and business association amenities
C	Access easement, private drives, sidewalks, and fire apparatus access lane

- Tracts A, B, and C shall be owned and maintained by the Developer/Business Association
- Tract C shall remain a fire apparatus access lane on east side of the plat

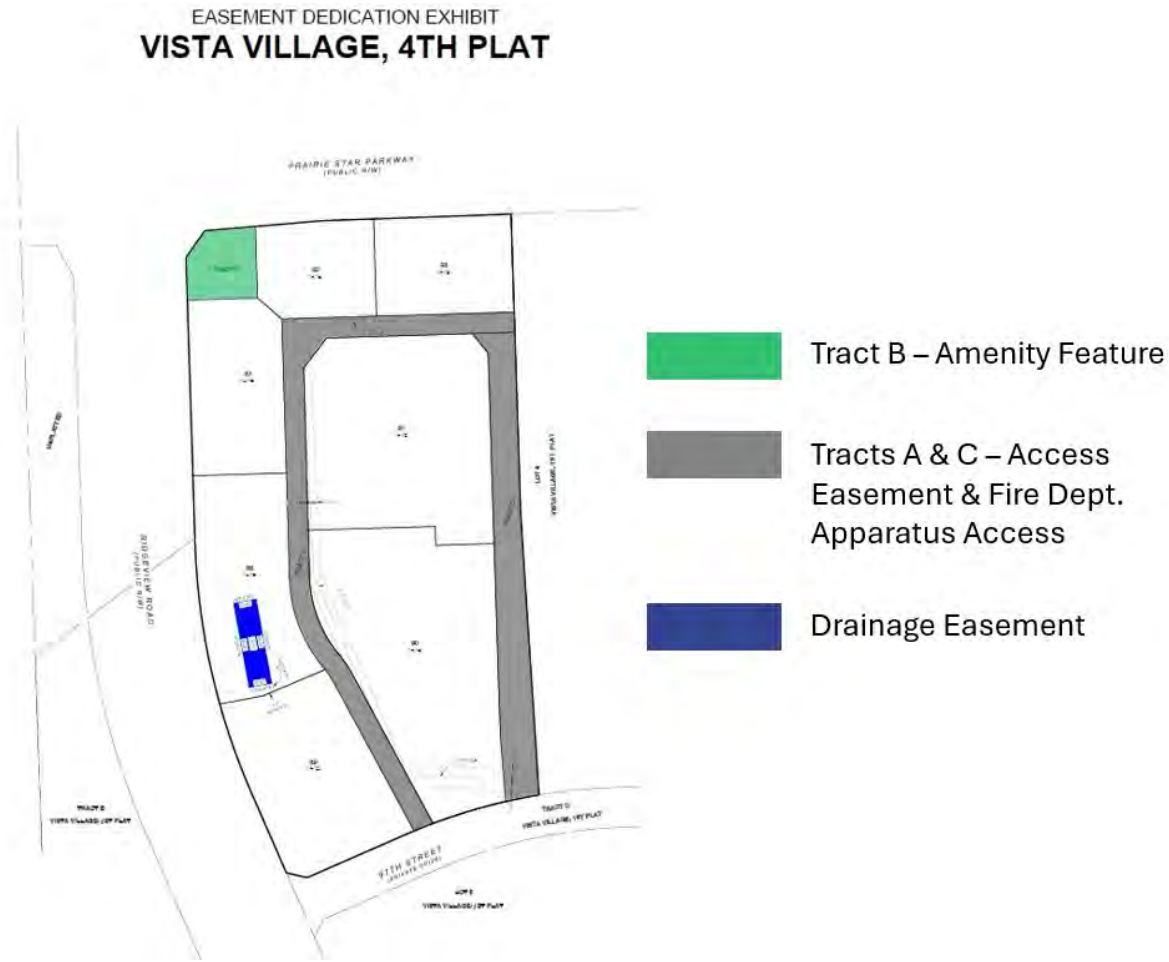


Exhibit 3: Tracts (shown in green and gray) and Drainage easement dedication (shown in blue).

TABLE 4: PLAT DEDICATIONS	
Type of Dedication	**Dedicated to**
Drainage Easement	City of Lenexa

DIMENSIONAL STANDARDS

The PUD Zoning District intends for the project to be designed with coordination among the lots, buildings, and open spaces. The plat complies with the requirements for a commercial subdivision.

PUBLIC IMPROVEMENTS

The peripheral public streets, Prairie Star Parkway on the north and Ridgeview Road on the west, are constructed and new turn lanes and drive access locations are all constructed for access to the site. All internal drives and sidewalks are private. The construction and maintenance of the private drives and sidewalks are the responsibility of the developer.

ACCESS, TRAFFIC, AND PARKING

The access and circulation of the project had been established with previous and ongoing development of the different components. The internal drives and retaining walls were the first features to be constructed on the site. The internal drives provide access to each component and to each lot. Parking is shared among all retail lots in the development. The multifamily and duplex components have their own parking areas.

STORMWATER

Stormwater management is consistent with the approved plan for the overall project. It consists of both existing infrastructure previously built, along with a new infiltration basin beneath the parking lot.

FIRE PREVENTION

The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. The part of the project that is the subject of this revised plat includes a required fire access easement that provides access for one of the three adjacent multifamily residential buildings. This drive shall remain open and accessible for fire and life safety vehicles in perpetuity. The plan and plat show this drive remains and allows for through-vehicle circulation through the group of commercial buildings.

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

DEVIATIONS

The applicant is not requesting any deviations from the UDC.

REVIEW PROCESS

- This project requires approval from the Planning Commission and acceptance of dedications by the City Council. Pending approval of the revised final plat from the Planning Commission, the project is tentatively scheduled for consideration of dedications by the City Council on November 17, 2026.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the revised final plat for Vista Village, 4th Plat.**

- The plat contains seven lots and three tracts on 5.4 acres.
- The plat contains dedication of a drainage easement to the City.
- The revised final plat will allow the development of a commercial area in the northwest corner of the project.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create ***Inviting Places***.

REVISED FINAL PLAT

Staff recommends **APPROVAL** of the revised final plat for PT26-09FR – **Vista Village, 4th Plat** located at the southeast corner of Prairie Star Parkway and Ridgeview Road for a commercial subdivision.

CONSENT AGENDA

1. **Resolution adopting the 2027 Planning Commission/Board of Zoning Appeals schedule of meeting dates and submittal deadlines.**

2. **Stoneridge North, 6th Plat — Consideration of a final plat for a 66-lot single-family residential development on property located at the northeast corner of 79th Street & Gabriel Street within the RP-1, Planned Residential (Low Density) District. PT26-23F**

3. **Mize Hill, Third Plat — Consideration of a revised final plat to replat Lots 20 and 21 of Mize Hill, First Plat on property located at the southwest corner of 94th Terrace & Shady Bend Road within the RP-2, Planned Residential (Intermediate Density) District. PT26-08FR**

4. **Vista Village, 4th Plat — Consideration of a revised final plat to replat Lots 1, 2, and 3 of Vista Village, 1st Plat on property located at the southeast corner of Prairie Star Parkway & Ridgeview Road within the PUD, Planned Unit Development District. PT26-09FR**

5. **Azura Credit Union — Consideration of a deviation for a monument sign on property located at 8550 Quivira Road within the CP-2, Planned Community Commercial District. DV26-07**

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

DRAFT

CITY COUNCIL
MEMORANDUM

ITEM 4

SUBJECT: Approval of an agreement with HNTB Corporation for street lighting design services

CONTACT: Tim Green, Deputy Community Development Director

DATE: November 17, 2026

ACTION NEEDED:
Approve an agreement with HNTB Corporation ("HNTB") for street lighting design services.

PROJECT BACKGROUND/DESCRIPTION:
This agreement will provide for the engineering and design of various street lighting projects throughout the city. This is part of the effort to replace the streetlights that were purchased from Kansas City Power & Light in 2009. The streetlights are planned to be replaced with new energy-efficient streetlights on metered lighting systems.

The agreement will include projects in the following areas:

- 2026 CDBG Street Lighting Project - 89th Street from Gallery Street to Widmer Road, 88th Terrace between Widmer Road and 88th Place, 88th Place from Gallery Street to 88th Terrace, and Cottonwood Street north of 88th Terrace
- Marshall Drive from 87th Street to 95th Street
- Pflumm Road - 110th Terrace to I-435 overpass, 107th Street and 108th Street west of Pflumm, and Haskins Street and Hauser Street east of Pflumm
- Lackman Road - 95th Street to 99th Street
- Santa Fe Trail Drive - 101st Terrace to south city limits and Thompson Avenue and 113th Street

Annually, the City requests a Statement of Interest (SOI) from consulting firms related to roadway design, stormwater design, traffic engineering services, construction observation services, and parks facility design. Staff shortlists and reviews SOIs for each Capital Improvement Program (CIP) project. A staff committee reviewed the SOIs and selected HNTB to perform design services for their survey, right-of-way mapping, design, and utility coordination.

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

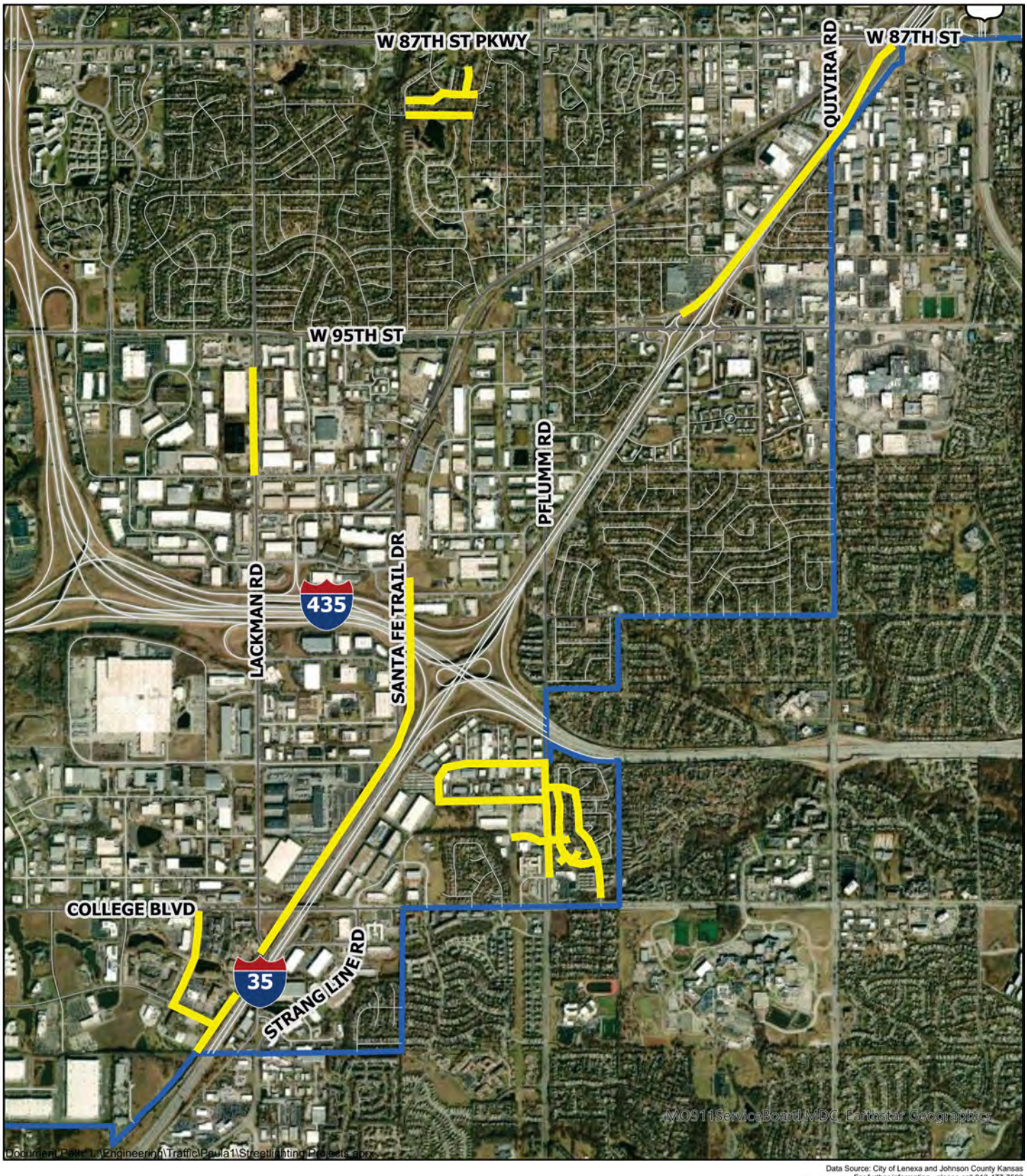
FINANCIAL IMPLICATIONS/FUNDING SOURCES:
The Streetlight Replacement Program is included in the 2026-2030 CIP (Project No. 60325). The design fee is based on an hourly rate plus expenses, with a total fee not to exceed $100,000.

STAFF RECOMMENDATION:
Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Integrated Infrastructure & Transportation	Superior Quality Services Strategic Community Investment

ATTACHMENTS
1. Map



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

Street Lighting Projects

Aerial/Vicinity Map

N

0 1,450 2,900 5,800 Feet

Lenexa KANSAS

CITY COUNCIL
MEMORANDUM

ITEM 5

SUBJECT: Approval of an agreement with Cornerstone OnDemand, Inc. to renew services for a learning management system

CONTACT: Kristin Crow, Human Resources Director
April Beretta, Human Resources Manager

DATE: November 17, 2026

ACTION NEEDED:
Approve an agreement with Cornerstone OnDemand, Inc. ("Cornerstone") to renew services for a learning management system.

PROJECT BACKGROUND/DESCRIPTION:
For the past three years, the City has utilized Cornerstone's Learning Management System (LMS) to create, store, assign, and track all employee training. Cornerstone's LMS has worked very effectively and is a major improvement over the old system of departments utilizing self-made ad hoc tracking systems.

The City desires to enter into a new agreement with Cornerstone for an additional two years of service. The only changes to the services are the following:

- Two-year term (previous term was three years);
- Total cost is $101,284.05 (previous cost was $134,072.66);
- The user license count will be reduced from 650 to 500 due to no longer including variable employees in the LMS;
- Upgraded customer service package; and
- Removal of consulting services from the agreement.

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

FINANCIAL IMPLICATIONS/FUNDING SOURCES:
The cost of the new agreement is $49,406.85 for year one and $51,877.20 for year two for all services noted above. The total cost of the two-year agreement is $101,284.05. There are sufficient funds in the Human Resources Department operating budget to cover these costs.

STAFF RECOMMENDATION:
Approval of the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
	Values-based Organizational Culture

ATTACHMENTS
None

CITY COUNCIL
MEMORANDUM

ITEM 6

SUBJECT: Approval of an agreement with the Secretary of Transportation for the State of Kansas for the 95th Street & Lackman Road intersection portion of the 95th Street Improvements - Renner to Lackman Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: November 17, 2026

ACTION NEEDED:
Approve an agreement with the Secretary of Transportation for the State of Kansas ("KDOT") for the 95th Street & Lackman Road intersection portion of the 95th Street Improvements - Renner to Lackman Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:
This Project was selected to receive $2.4 million in federal funding from the Congestion Mitigation & Air Quality (CMAQ) program.

The Project includes:

- a new signal at 95th Street & Lackman Road,
- intersection realignment,
- additional turn lanes,
- minor storm sewer work,
- intersection lighting,
- mill and overlay, and
- sidewalk/trail improvements.

The agreement with KDOT is necessary to receive reimbursements of the federal funding. This agreement is available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:
This Project is included in the 2026-2030 Capital Improvement Program (Project No. 60063).

Congestion Mitigation & Air Quality (CMAQ)	$2,446,000
Excise Tax	$1,850,000
County Assisted Road System (CARS)	$707,000
Total	**$5,003,000**

STAFF RECOMMENDATION:
Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Integrated Infrastructure & Transportation	Strategic Community Investment

ATTACHMENTS
1. Map



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

95th Street & Lackman Road Intersection

95th Street Improvements - Renner to Lackman Project

0 125 250 500 Feet

Lenexa KANSAS

CITY COUNCIL
MEMORANDUM

ITEM 7

SUBJECT: Consideration of action items regarding the construction of the 99th Street & Woodsonia Drive Special Benefit District (Solera Development)

CONTACT: Tim Green, Deputy Community Development Director
Sean McLaughlin, City Attorney

DATE: November 17, 2026

ACTION NEEDED:
a. Approve an engineering agreement with Schlagel & Associates, P.A. ("Schlagel") for the design of the 99th Street & Woodsonia Drive Special Benefit District (Solera Development) (SBD); and

b. Approve a construction contract with The BTR Group, LLC for the construction of the improvements.

PROJECT BACKGROUND/DESCRIPTION:
On October 6, 2026, the Governing Body passed Resolution 2026-054 establishing the 99th Street & Woodsonia Drive Special Benefit District and waiving the sealed bid process in order to obtain better pricing using the developer's contractor that will be onsite for private construction. The proposed improvements include construction of Woodsonia Drive from Prairie Star Parkway south to future 99th Street and 99th Street starting 426 feet east of Woodsonia Drive west to Monticello Terrace, and construction of associated landscaping, stormwater facilities, and similar municipal improvements (“Improvements”). The Improvements are 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 agreement with Schlagel is for the design of the Improvements in the amount of $89,997.

The agreement with The BTR Group, LLC is for the construction of the Improvements in the amount of $8,238,862.09.

Both agreements use the City's standard form and are available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

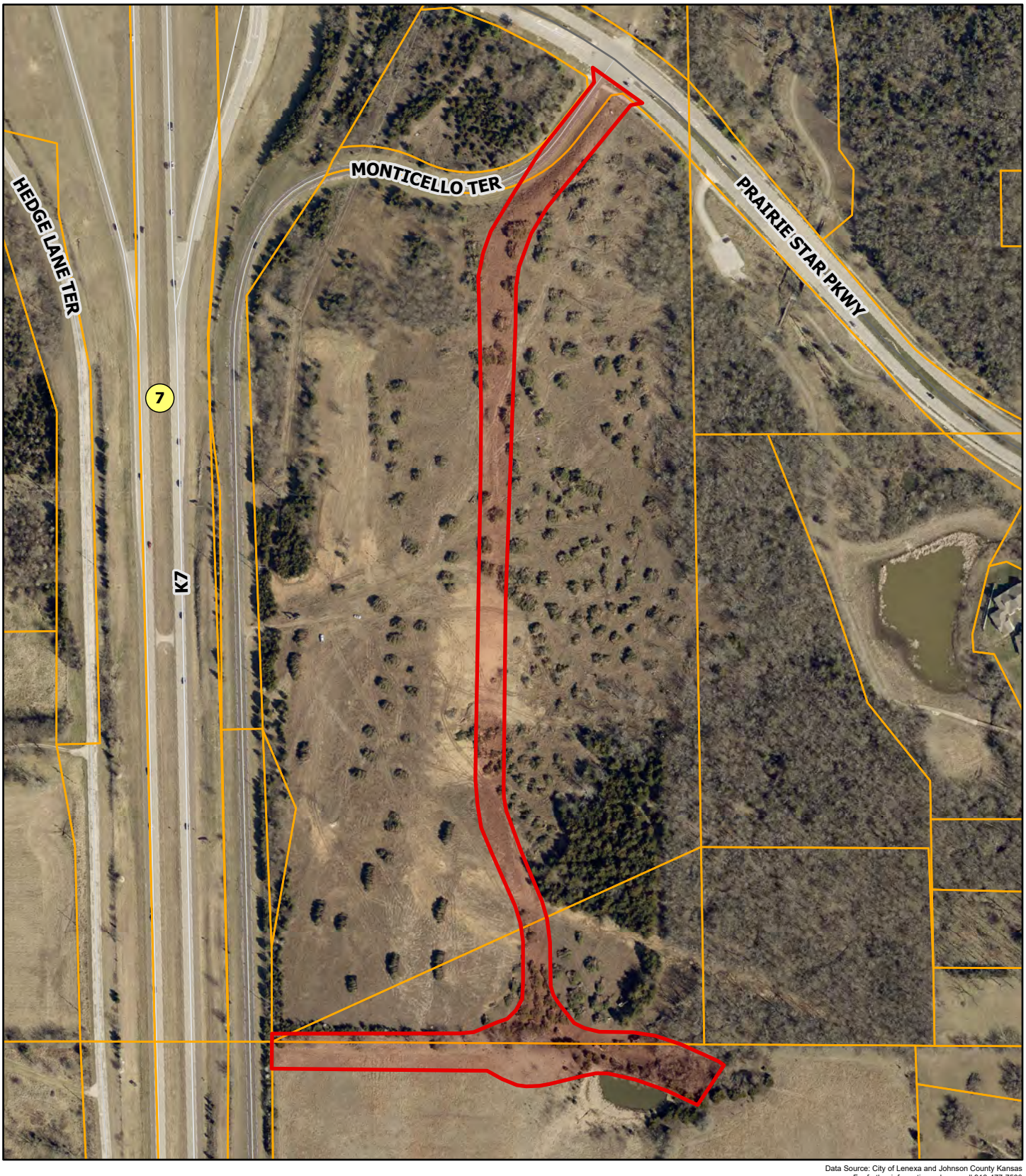
Contract	Cost
Schlagel & Associates, P.A. Design	$89,997
The BTR Group, LLC Construction	$8,238,862.09

STAFF RECOMMENDATION:
Approve the agreements.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Integrated Infrastructure & Transportation	Responsible Economic Development

ATTACHMENTS
1. Map



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

99th St. & Woodsonia Dr. SBD

N

0 175 350 700 Feet

Lenexa KANSAS

CITY COUNCIL
MEMORANDUM

ITEM 8

SUBJECT: Resolution approving the serving of complimentary alcoholic liquor or cereal malt beverages at certain events promoting the arts

CONTACT: Logan Wagler, Parks & Recreation Director

DATE: November 17, 2026

ACTION NEEDED:
Adopt a resolution approving the serving of complimentary alcoholic liquor or cereal malt beverages (CMB) at certain events promoting the arts.

PROJECT BACKGROUND/DESCRIPTION:
Pursuant to State law, complimentary alcoholic liquor or CMB may be served at a nonprofit organization's events promoting the arts, provided that each event has been approved by the local governing body and the State of Kansas, Division of Alcoholic Beverage Control, has been notified of such event at least 10 days in advance. The Lenexa Arts Council anticipates sponsoring Lenexa Artists' Receptions ("Receptions") promoting the arts on the following dates in 2027:

- March 4
- April 1
- April 29
- May 27
- July 8
- August 19
- September 30
- November 4
- November 12
- December 9

The Receptions are sponsored by the Lenexa Arts Council and will be hosted by various artists involved in the art shows. They will feature the art and provide an opportunity for the public to meet the artists. The Receptions are scheduled to take place in the City Hall Art Gallery from 6 PM to 7:30 PM.

STAFF RECOMMENDATION:
Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Inviting Places	Extraordinary Community Pride

ATTACHMENTS
1. Resolution

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SERVING OF COMPLIMENTARY ALCOHOLIC LIQUOR OR CEREAL MALT BEVERAGES AT EVENTS PROMOTING THE ARTS.

WHEREAS**,** the Lenexa Artists' Receptions ("Receptions"), events promoting the arts sponsored by the Lenexa Arts Council, a nonprofit organization, will take place at Lenexa City Hall; and

WHEREAS, the Lenexa Artists' Receptions will showcase the City of Lenexa Art Shows and provide an opportunity for members of the public to view the art and meet participating artists; and

WHEREAS, pursuant to K.S.A. 41-104, complimentary alcoholic liquor or cereal malt beverages may be served at an event sponsored by a nonprofit organization promoting the arts so long as the event has been approved by the local governing body and the State of Kansas, Division of Alcoholic Beverage Control has been notified of such event at least 10 days in advance; and

WHEREAS, the City desires to approve the Receptions and authorize the serving of complimentary alcoholic liquor or cereal malt beverages at the Receptions.

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

SECTION ONE: The Governing Body hereby authorizes the serving of complimentary alcoholic liquor or cereal malt beverages at the Lenexa Artists' Receptions, events promoting the arts sponsored by the Lenexa Arts Council, a nonprofit organization within the City of Lenexa, Kansas; provided, however, proper notification has been given to the State of Kansas, Division of Alcoholic Beverage Control no less than 10 days in advance of each individual Reception in accordance with K.S.A. 41-104(i). The Lenexa Artists' Receptions will take place at Lenexa City Hall, 17101 W. 87th St. Pkwy, Lenexa, KS 66219, and will be held on the following dates:

- March 4, 2027;
- April 1, 2027;
- April 29, 2027;
- May 27, 2027;
- July 8, 2027;
- August 19, 2027;
- September 30, 2027;
- November 4, 2027;
- November 12, 2027; and
- December 9, 2027.

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

ADOPTED by the City Council November 17, 2026.

SIGNED by the Mayor November 17, 2026.

CITY OF LENEXA, KANSAS

_____
Julie Sayers, Mayor

ATTEST:

_____
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

_____
Spencer L. Throssell, Assistant City Attorney

CITY COUNCIL
MEMORANDUM

ITEM 9

SUBJECT: Resolution declaring it necessary to appropriate private property for construction of the Mill Creek Stormwater Improvements - Southeast Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: November 17, 2026

ACTION NEEDED:
Adopt a resolution declaring it necessary to appropriate private property for construction of the Mill Creek Stormwater Improvements - Southeast Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:
This Project will rehabilitate or replace existing stormwater pipes in the vicinity of College Boulevard near Southlake Business Park, 101st Terrace east of Lackman Road, and 116th Street west of Renner Boulevard. This Project is currently being designed by Lamp Rynearson.

This is the first step in acquiring the easements for the Project. This resolution empowers the Community Development Director, or their designee, to approve offers, negotiate for the acquisition of such private property, and enter into agreements to accomplish such acquisition, provided there is sufficient funding available in the approved Project budget to accomplish the same. This provision affirms the standard practice by which Community Development staff make all reasonable attempts to settle with property owners outside of condemnation. Should condemnation be necessary, staff will seek further authorization from the Governing Body to institute those proceedings. Easements will be required from two property owners to complete construction.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:
This Project is included in the 2026-2030 Capital Improvement Program (Project No. 90020).

Stormwater Cash	$1,082,211
Johnson County Stormwater Rehabilitation Funding	$662,789
Total Budget	**$1,745,000**

STAFF RECOMMENDATION:
Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Integrated Infrastructure & Transportation	Strategic Community Investment

ATTACHMENTS

1. Map
2. Resolution



Mill Creek Stormwater Improvements - Southeast

N

0 1,000 2,000 4,000 Feet

Lenexa KANSAS

RESOLUTION NO. _____

A RESOLUTION DECLARING IT NECESSARY TO APPROPRIATE PRIVATE PROPERTY FOR THE USE OF THE CITY OF LENEXA, KANSAS FOR CONSTRUCTION OF THE MILL CREEK STORMWATER IMPROVEMENTS - SOUTHEAST PROJECT.

WHEREAS, the City of Lenexa, Kansas does hereby authorize and direct the following described improvement:

Mill Creek Stormwater Improvements – Southeast Project

WHEREAS, it is necessary to acquire private property for the construction of the improvements.

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

SECTION ONE: It is hereby declared necessary to acquire private property for the use of the City of Lenexa, Kansas, for the following described improvements:

Mill Creek Stormwater Improvements – Southeast Project

SECTION TWO: It is hereby authorized and directed that a survey and description of the lands or interests therein to be acquired be made by the City Engineering staff and filed with the City Clerk of the City of Lenexa, Kansas.

SECTION THREE: The Community Development Director, or designee, is hereby empowered to negotiate and approve offers for the acquisition of such private property and to enter into agreements accomplishing such acquisition, whose value does not exceed his authorization under the City's purchasing policy; and the City Manager, or her designee, is authorized to enter into all other agreements accomplishing such acquisition; provided there is sufficient funding available in the approved project budget to accomplish the same.

SECTION FOUR: This Resolution shall take effect and be in force from and after its publication in the official City newspaper.

ADOPTED by the City Council this 17th day of November, 2026.

SIGNED by the Mayor this 17th day of November, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

_____

Julie Sayers, Mayor

ATTEST:

_____

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

_____

Steven D. Shrout, Assistant City Attorney

CITY COUNCIL
MEMORANDUM

ITEM 10

SUBJECT: Resolution providing notice and calling for a public hearing to appear and show cause why the fire damaged structure at 8070 Colony Lane should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure

CONTACT: Steven Shrout, Assistant City Attorney
Matt Souders, Building Codes Administrator

DATE: November 17, 2026

ACTION NEEDED:
Adopt a resolution providing notice and calling for a public hearing to appear and show cause why the fire damaged structure at 8070 Colony Lane should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure.

PROJECT BACKGROUND/DESCRIPTION:
A fire occurred at 8070 Colony Lane on September 25, 2026, resulting in substantial damage to the residence.

In order to ensure that a fire-damaged property is not left in an unsafe or unsightly condition, Article 1-9-H of the City Code requires insurance companies to provide a portion of any claim paid for a fire-damaged property to the City when certain conditions are met.

On October 27, 2026, the City received a check in the amount of $24,339.41 from Liberty Mutual Insurance. This amount represents 15% of the stated covered claim payment in compliance with Article 1-9-H. The City has 30 days after receiving payment from the insurance company to initiate proceedings pursuant to state law. Accordingly, proceedings must be initiated on or before November 26, 2026.

This resolution sets a date for a hearing to determine whether the house should be declared unsafe or dangerous. If such a finding is made, the City will set a time period in which the property owner must commence repair or removal of the structure. If the structure is declared unsafe or dangerous, and removal or repair of the building is not completed within the time required by the City, the City may utilize the insurance proceeds to complete the repair or removal.

Staff recommends a public hearing for May 18, 2027. If the work has commenced in a manner acceptable to the Building Codes Administrator prior to May 18, 2027, the hearing will be canceled, and the insurance proceeds will be returned.

STAFF RECOMMENDATION:
Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
	Superior Quality Services

ATTACHMENTS

1. Statement of Determination
2. Resolution

Lenexa KANSAS
COMMUNITY DEVELOPMENT

TO: Governing Body

FROM: Matt Souders, Building Codes Administrator

DATE: November 5, 2026

RE: 8070 Colony Lane - Unsafe and Dangerous Structure

On September 25, 2026, the residential structure at 8070 Colony Lane was damaged by fire. The structure is owned by Diane Burton. It is the City's determination that the structure located at 8070 Colony Lane is unsafe and dangerous. Attached with this statement are photos of the structure. The structure is currently secured with plywood at the time of the writing of this memo.





RESOLUTION NO. _____ - _____

A RESOLUTION PROVIDING NOTICE AND CALLING FOR A PUBLIC HEARING TO APPEAR AND SHOW CAUSE WHY THE STRUCTURE AT 8070 COLONY LANE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE IN ACCORDANCE WITH K.S.A. 12-1750 ET. SEQ.

WHEREAS, on September 25, 2026, a fire damaged the structure located at 8070 Colony Lane; and

WHEREAS, pursuant to K.S.A. 12-1750 et seq., the Governing Body has the power to cause the repair or removal of, or to remove any structure located within the City which is determined to be unsafe or dangerous; and

WHEREAS, if necessary, the City may recover costs for the repair and removal of an unsafe or dangerous structure in accordance with the Lenexa City Code Article 1-9-H and K.S.A. 12-1755; and

WHEREAS, pursuant to K.S.A. 12-1752, the City of Lenexa Building Codes Administrator has determined the structure located at 8070 Colony Lane to be unsafe and dangerous and filed a written statement, of such determination with the Governing Body on November 12, 2026; and

WHEREAS, Pursuant to K.S.A. 12-1752, the Governing Body shall provide notice and call for a public hearing for the owner, owner's agent and any lienholders of record to appear and show cause why the structure should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure; and

WHEREAS, pursuant to this notice and in accordance with K.S.A. 12-1752 et seq., the City may ultimately repair or demolish such structure and the owner may lose any interest in the salvage proceeds of such structure and that any costs borne by the City in excess of the salvage value may be assessed against the real property.

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

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

SECTION TWO: This Resolution shall be published once each week for two consecutive weeks on the same day of each week in the official City newspaper.

SECTION THREE: The public hearing shall be held by the Lenexa Governing Body on May 18, 2027, at 7:00 p.m. or as soon thereafter as it can be heard, at Lenexa City Hall, 17101 West 87th Street Parkway, Lenexa, Kansas, 66219.

SECTION FOUR: The Building Codes Administrator is hereby directed to mail a copy of this resolution by mail to the owner, owner's agent, any lienholders and occupants of record within three days following the first publication hereof, all in accordance with K.S.A. 12-1752.

ADOPTED by the Lenexa City Council this 17th day of November, 2026.

SIGNED by the Mayor this 17th day of November, 2026.

CITY OF LENEXA, KANSAS

_____
Julie Sayers, Mayor

[SEAL]

Attest:

_____
Jennifer Martin, City Clerk

Approved As To Form:

_____
Steven D. Shrout, Assistant City Attorney

CITY COUNCIL
MEMORANDUM

ITEM 11

SUBJECT: Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed $18.5 million (STAG Industrial Building 1 Project)

CONTACT: Sean McLaughlin, City Attorney

DATE: November 17, 2026

ACTION NEEDED:
Pass an ordinance authorizing the issuance of industrial revenue bonds (IRBs) in the principal amount not to exceed $18.5 million (STAG Industrial Building 1 Project).

PROJECT BACKGROUND/DESCRIPTION:
On November 4, 2025 the City Council adopted Resolution 2025-053, stating the City's intent to issue approximately $16.8 million in IRBs to help finance the acquisition, construction, and equipping of a 186,300-square-foot office/warehouse/manufacturing project located at 14050 Marshall Drive ("Project"). The Project is the first phase in the redevelopment of approximately 33 acres located on the north side of Marshall Drive between Pflumm Road and Santa Fe Trail Drive.

The City Council also approved a fixed tax abatement of 55% over 10 years, as well as a payment in lieu of tax (PILOT) agreement. Project costs were higher than initially expected and STAG Industrial Holdings, LLC (collectively, the “Developer”) has requested the City issue $18.5 million in IRBs, which is a de minimis increase and allowable under the original approvals. All other terms and conditions will remain the same. If approved, the IRB issue is anticipated to close in fall 2026.

The IRB issuance uses the City's standard IRB documents, which are available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:
IRBs are not backed by the full faith and credit of the City. The Developer is responsible for repayment of the bonds and all fees related to the bond issue, including an origination fee. The Developer will begin making PILOT Payments in 2027. The property is currently paying approximately $67,867 in annual property taxes, and the net revenue of the PILOT payments is $2,268,323 over the 10-year abatement period.

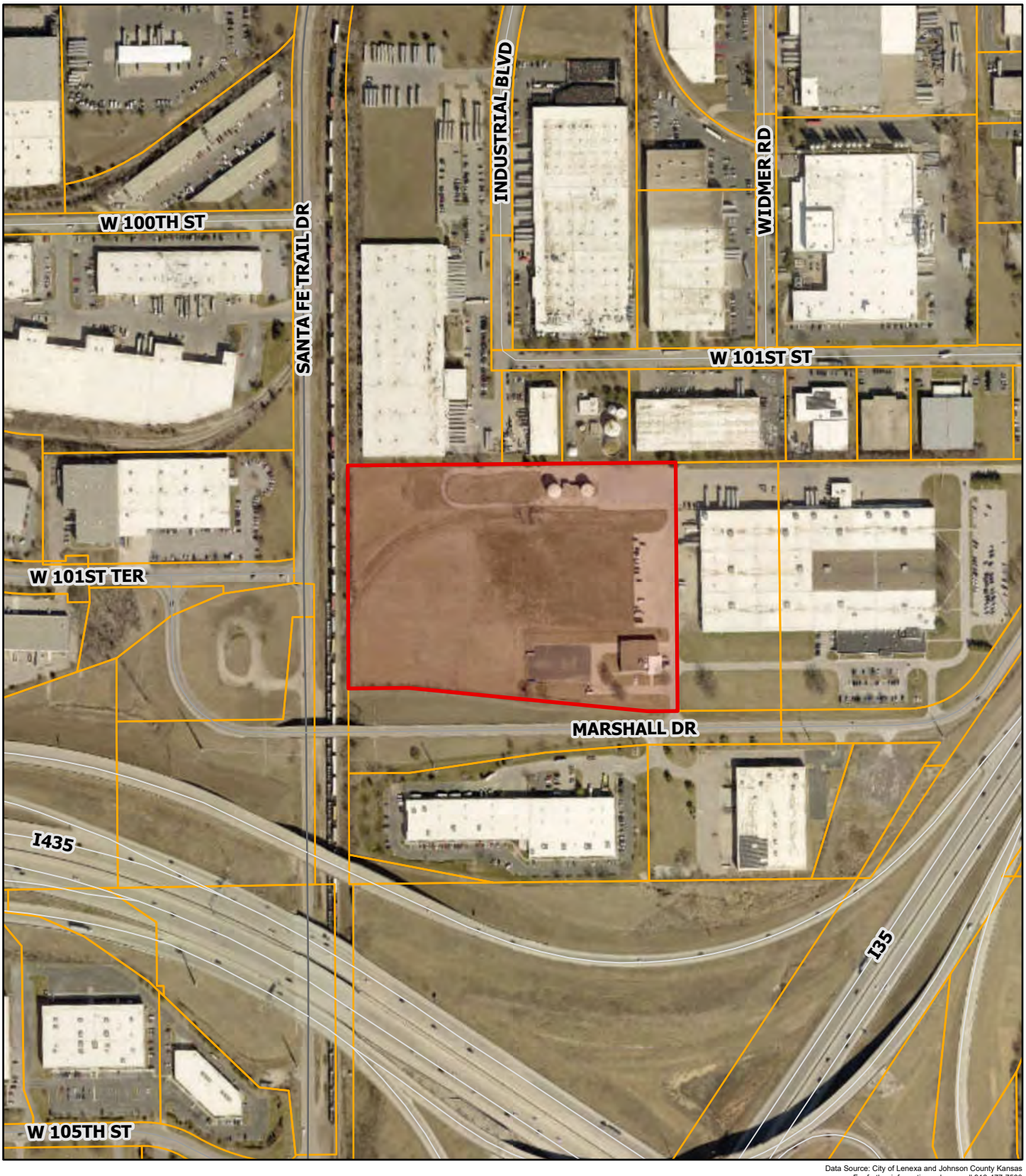
STAFF RECOMMENDATION:
Pass the ordinance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Thriving Economy	Responsible Economic Development

ATTACHMENTS

1. Map
2. Ordinance



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

STAG Industrial Building 1

N

0 200 400 800 Feet

Lenexa KANSAS

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY OF LENEXA, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS (TAXABLE UNDER FEDERAL LAW), SERIES 2026 (STAG INDUSTRIAL BUILDING 1 PROJECT), IN THE PRINCIPAL AMOUNT NOT TO EXCEED $18,500,000 FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING AND EQUIPPING A COMMERCIAL OFFICE AND WAREHOUSE PROJECT, AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BONDS (STAG INDUSTRIAL BUILDING 1 PROJECT).

WHEREAS, the City of Lenexa, Kansas (the "City" and the "Issuer") is authorized by K.S.A. 12-1740 *et seq.*, as amended (the "Act"), to acquire, construct, improve and equip certain facilities (as defined in the Act) for commercial, industrial and manufacturing purposes, to enter into leases and lease-purchase agreements with any person, firm or corporation for such facilities, and to issue revenue bonds for the purpose of paying the costs of such facilities; and

WHEREAS, on November 4, 2025, the governing body of the Issuer adopted Resolution No. 2025-053 expressing its intent to issue an approximate amount of $16,800,000 of industrial revenue bonds to finance the cost of acquiring, constructing and equipping an approximately 186,300 square foot office/warehouse building located at 14050 Marshall Drive (the "Project"), and to grant an abatement from ad valorem real estate taxes in accordance with the terms thereof and subject to execution of that certain Payment in Lieu of Tax Agreement (STAG Industrial Building 1 Project) dated as of November 4, 2025 (the "PILOT Agreement"), by and between the Issuer and STAG Industrial Holdings, LLC, a Delaware limited liability company (the "Company"); and

WHEREAS, the Company has requested an additional increase to the authorization of the issuance of the Bonds to not exceed $18,500,000; and

WHEREAS, the Issuer has found and does find and determine that it is desirable in order to promote, stimulate and develop the general economic welfare and prosperity of the Issuer and the State of Kansas that the Issuer issue its Industrial Revenue Bonds (Taxable Under Federal Law), Series 2026 (STAG Industrial Building 1 Project), in the principal amount not to exceed $18,500,000 (the "Bonds"), for the purpose of paying the costs of acquiring, constructing and equipping the Project as more fully described in the Indenture, the Base Lease, and the Lease hereinafter authorized, and authorizing the Issuer to lease the Project to the Company; and

WHEREAS, the Issuer further finds and determines that it is necessary and desirable in connection with the issuance of the Bonds to execute and deliver (i) a Trust Indenture (the "Indenture"), with BOKF, N.A., Kansas City, Missouri, as Trustee; (the "Trustee"), prescribing the terms and conditions of issuing and securing the Bonds; (ii) a Base Lease Agreement (the "Base Lease"), pursuant to which the Issuer will lease

the Project from the Company; (iii) a Lease (the "Lease"), pursuant to which the Issuer shall lease back the Project to the Company, in consideration of rentals which are intended to be sufficient to provide for the payment of the principal of, premium, if any, and interest on the Bonds as the same become due; (iv) a Bond Purchase Agreement (the "Bond Purchase Agreement") providing for the sale of the Bonds by the Issuer to the Company; and (v) the PILOT Agreement (the Indenture, the Base Lease, the Lease, the Bond Purchase Agreement and the PILOT Agreement are referred to collectively herein as the "Bond Documents");

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

SECTION 1. Authority To Cause the Project To Be Acquired, Constructed and Equipped. The Issuer is hereby authorized to cause the Project to be acquired, constructed and equipped all in the manner and as more particularly described in the Indenture, the Base Lease and the Lease hereinafter authorized.

SECTION 2. Authorization of and Security for the Bonds. The Issuer is hereby authorized and directed to issue the Bonds in the principal amount not to exceed $18,500,000 for the purpose of providing funds to pay the costs of the Project. The Bonds shall be dated and bear interest, shall mature and be payable at such times, shall be in such forms, shall be subject to redemption and payment prior to the maturity thereof, and shall be issued in the manner prescribed and subject to the provisions, covenants and agreements set forth in the Indenture. The Bonds shall be special limited obligations of the Issuer payable solely from the trust estate established under the Indenture, including revenues from the lease of the Project. The Bonds shall not be general obligations of the Issuer, nor constitute a pledge of the full faith and credit of the Issuer and shall not be payable in any manner by taxation.

SECTION 3. Execution of Bonds and Bond Documents. The Mayor or acting Mayor of the Issuer is hereby authorized and directed to execute the Bonds and deliver them to the Trustee for authentication on behalf of, and as the act and deed of the Issuer, in the manner provided in the Indenture. The Mayor or acting Mayor is further authorized and directed to execute and deliver the Bond Documents on behalf of, and as the act and deed of the Issuer, in substantially the forms on file in the office of the City Clerk, with such corrections or amendments thereto as the Mayor or acting Mayor may approve, which approval shall be evidenced by the Mayor's execution thereof, and to execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the purposes and intent of this Ordinance and the Bond Documents. The City Clerk of the Issuer is hereby authorized and directed to attest the execution of the Bonds, the Bond Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out the intent of this Ordinance under the Issuer's official seal.

SECTION 4. Tax Exemption; Payment in Lieu of Taxes. The Issuer hereby determines that pursuant to the provisions of K.S.A. 79-201a *Twenty-Fourth*, the Project purchased or constructed with the proceeds of the Bonds is subject to exemption from ad

valorem property taxes for ten years commencing the year following the year in which the Bonds are issued, provided proper application is made therefor to the Kansas Board of Tax Appeals. The Issuer further determines that the Project shall be exempt from such taxes for ten years, commencing in the year after the Bonds are issued, subject to an annual payment in lieu of taxes and other terms and conditions of the PILOT Agreement. In making such determination the governing body of the Issuer has conducted the public hearing and reviewed the analysis of costs and benefits of such exemption required by K.S.A. 12-1749d. The Company is responsible for preparing such application and providing the same to the City for its review and submission

SECTION 5. Pledge of the Project and Net Earnings. The Issuer hereby pledges the Issuer's leasehold interest in the Project and the net earnings generated under the Lease to the payment of the Bonds in accordance with K.S.A. 12-1744. The lien created by such pledge shall be discharged when all of the Bonds shall be deemed to be paid within the meaning of the Indenture.

SECTION 6. Further Authority. The officials, officers, agents and employees of the Issuer are hereby authorized and directed to take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out the provisions of this Ordinance and to carry out and perform the duties of the Issuer with respect to the Bonds and the Bond Documents as necessary to give effect to the transactions contemplated in this Ordinance and in the Bond Documents.

SECTION 7. Effective Date. This Ordinance shall take effect from and after its final passage by the governing body of the Issuer, signature by the Mayor and publication once in the official newspaper of the Issuer.

PASSED by the Lenexa Governing Body on November 17, 2026.

SIGNED by the Mayor on November 17, 2026.

CITY OF LENEXA, KANSAS

_____
Julie Sayers, Mayor

[SEAL]

ATTEST:

_____
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

_____

Sean McLaughlin, City Attorney

CITY COUNCIL
MEMORANDUM

ITEM 12

SUBJECT: Ordinance terminating Redevelopment (TIF) Project Plan 5 in the I-35 and 95th Street TIF District and repealing Ordinance 5660

CONTACT: Sean McLaughlin, City Attorney

DATE: November 17, 2026

ACTION NEEDED:
Pass an ordinance terminating Redevelopment (TIF) Project Plan 5 in the I-35 and 95th Street TIF District and repealing Ordinance 5660.

PROJECT BACKGROUND/DESCRIPTION:
In June 2018, the City approved Ordinance 5660 establishing Project Plan 5 in the I-35 & 95th Street Redevelopment District ("Project Plan 5"). Project Plan 5 was established to construct a multiphase project consisting of the redevelopment of a 19,000-square-foot office building and construction of a hotel. At the same time, the City entered into a Disposition and Development Agreement (DDA) with Stag's Pass, LLC and KWB, LLC (collectively, the "Developer"). Project Plan 5 was never completed and there are no longer plans to develop the associated property in accordance with Project Plan 5 and the DDA. Staff has determined Project Plan 5 is inactive and eligible for termination. Staff contacted the Developer to provide notice of the City's intent to terminate, and the Developer had no questions or concerns.

STAFF RECOMMENDATION:
Pass the ordinance.

ATTACHMENTS
1. Map
2. Ordinance



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

I-35 & 95th Street TIF District

Project Plan 5

N

0 150 300 600 Feet

Lenexa KANSAS

ORDINANCE NO. _____

AN ORDINANCE TERMINATING PROJECT PLAN 5 WITHIN THE I-35 & 95TH STREET REDEVELOPMENT (TIF) DISTRICT IN THE CITY OF LENEXA, KANSAS AND REPEALING ORDINANCE 5660.

WHEREAS, pursuant to K.S.A. 12-1770 *et seq*., as amended (the "Act") cities are authorized to assist in the development and redevelopment of eligible areas located within cities in order to promote, stimulate and develop the general and economic welfare of the state of Kansas and its communities; and

WHEREAS, in order to promote, stimulate and develop the general and economic welfare of the city of Lenexa, Kansas ("City"), the Lenexa City Council on February 6, 2007, adopted Ordinance No. 4923 establishing a Redevelopment District (the "Original District") pursuant to the Act. The Original District was amended on March 1, 2016 by Ordinance No. 5519 (the "District", also referred to as the "I-35 & 95th Street TIF District"), which is legally described in Exhibit A; and

WHEREAS, on June 5, 2018 the Governing Body adopted Ordinance No. 5660 approving Project Plan 5 (the "Project Plan 5") to construct a multi-phase project including the redevelopment and renovation of a 19,000 square foot office building and the construction of a four story hotel; and

WHEREAS, on June 5, 2018, the City and Stag's Pass, LLC and KWB, LLC (collectively, the "Developer") entered into a Disposition & Development Agreement (the "DDA") which set forth the terms and conditions under which Developer would be entitled to receive TIF reimbursement from the Project Plan 5 area; and

WHEREAS, Project Plan 5 was never completed and there are no longer plans to develop the associated property in accordance with Project Plan 5 and the DDA. Staff has determined Project Plan 5 is inactive and eligible for termination and provided notice to the Developer in accordance with the DDA; and

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

SECTION ONE: Ordinance No. 5660 is hereby repealed and Project Plan 5, which is legally described in Exhibit B is hereby terminated.

SECTION TWO: The Disposition & Development Agreement dated June 5, 2018 entered into between the City and Stag's Pass, LLC and KWB, LLC is hereby terminated.

SECTION THREE: In accordance with the Act, following publication of this Ordinance, the City Clerk is authorized and directed to transmit a copy of this Ordinance terminating Project Plan 5, which includes a description of the land within the District and a legal description of the land within the terminated Project Plan 5 area; and a map indicating the boundaries within the District to the County Clerk, County Assessor, County Treasurer and Board of County Commissioners of Johnson County, Kansas, and the Board of Education of Unified School District No. 512 of Johnson County, Kansas.

SECTION FOUR: This Ordinance shall be in full force and effect upon publication by summary in the official newspaper of the City.

SECTION FIVE: After publication, the City Clerk is directed to file a certified copy of this Ordinance with the Johnson County Recorder of Deeds.

PASSED by vote of the Lenexa Governing Body this 17th day of November, 2026.

SIGNED by the Mayor this 17th day of November, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

_____
Julie Sayers, Mayor

ATTEST:

_____
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

_____
Sean McLaughlin, City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE I-35 & 95TH ST. REDEVELOPMENT TIF DISTRICT

BEGINNING at the Northeast Corner of Section 3, Township 13, Range 24 East; thence Southerly, and along the East line of said Section 3, to its intersection with the Easterly extension of the Southerly right-of-way line of 99th Street, as now established; thence Westerly along said Easterly extension of, and the Southerly right-of-way line of said 99th Street, and the Westerly extension thereof, to its intersection with the Westerly right-of-way line of Rosehill Road, as now established; thence Northerly, and along the Westerly right-of-way line of Rosehill Road, as now established, to its intersection with the Northeast Corner of County Fair No. Two, a recorded subdivision in the City of Lenexa, Johnson County, Kansas; thence Westerly, and along the Northerly line of said subdivision to the Northwest Corner thereof; thence Southerly, and along the Westerly line of said subdivision, and the Southerly extension thereof, to its intersection with the Southerly right-of-way line of 99th Street, as now established; thence Westerly, and along the Southerly right-of-way line of said 99th Street, and the Westerly extension thereof, to its intersection with the Easterly right-of-way line of Interstate Route 35; thence Northeasterly, and along the Easterly right-of-way line of said Interstate Route 35, to its intersection with the North line of said Section 3, said point also being on the South line of Section 34, Township 12 South, Range 24 East; Thence continuing Northeasterly and along the Easterly right-of-way line of said Interstate Route 35, to its intersection with the Westerly extension of the Southerly line of Lenexa Hills East, a recorded subdivision in the City of Lenexa, Johnson County, Kansas; thence Easterly along the Westerly extension of, and the Southerly line of, and the Easterly extension of the Southerly line of said subdivision, to its intersection with the East line of said Section 34, Township 12, South, Range 24 East; thence Southerly, and along the Easterly line of said Section 34, to the Southeast Corner thereof, said point also being the Northeast Corner of Section 3, Township 13 South, Range 24 East, and the POINT OF BEGINNING.

AND EXCEPT

The subject land identified by County parcel number IP34900000-0001 and IP34900000-0006B which is legally defined and identified as follows:

All of Lot 1, LENEXA BUSINESS PLAZA, a subdivision in the City of Lenexa, Johnson County, Kansas, according to the recorded plat thereof.

AND EXCEPT

The subject land identified by County parcel number IP34900000-0002 which is legally defined and identified as follows:

All of Lot 2, LENEXA BUSINESS PLAZA, a subdivision in the City of Lenexa, Johnson County, Kansas, according to the recorded plat thereof.

AND EXCEPT

The subject land identified by County parcel number IP34900000-0007 which is legally defined and identified as follows:

All of Lot 7, LENEXA BUSINESS PLAZA, a subdivision in the City of Lenexa, Johnson County, Kansas, according to the recorded plat thereof.

AND EXCEPT

The subject land identified by County parcel number IR241303-3068 which is legally defined and identified as follows:

That part of the East Half of the Northwest Quarter of the Northeast Quarter of Section 3, Township 13, South, Range 24 East, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of the East Half of the Northwest Quarter of the Northeast Quarter of Section 3, Township 13 South, Range 24 East, aforesaid, thence Southerly along the West line of said East Half of the said Quarter-Quarter Section, a distance of 40 feet, more or less, to a point on the South right-of-way line of 95th Street as it is now established; thence East along the said right-of-way line of a distance of 200.00 feet to the point of beginning; thence Southerly parallel to the West line of the said East Half of the said Quarter-Quarter Section, a distance of 200.00 feet; thence West, parallel to the south right-of-way line of 95th Street, a distance of 200.00 feet to a point in the said West line of the East Half of said Quarter-Quarter Section; thence Northerly along the said West line a distance of 200.00 feet to a point on the South right-of-way of 95th Street; thence East along the right-of-way of 95th Street a distance of 200.00 feet to the point of beginning.

AND EXCEPT

The subject land identified by County parcel number IR241234-4013 which is legally defined and identified as follows:

The South 175 feet of the East 160 feet of the West 850 feet of the Southeast Quarter of Section 34, Township 12, Range 24, EXCEPT the South 45 feet for road, in Johnson County, Kansas.

AND EXCEPT

The subject land identified by County parcel number IR241234-4036 which is legally defined and identified as follows:

All of the North 3.5 feet of the South 45 feet of the East 160 feet of the West 850 feet of the Southeast Quarter of Section 34, Township 12 South, Range 24 East in the City of Lenexa, Johnson County, Kansas.

AND EXCEPT

The subject land identified by County parcel number IF241303-3012 which is legally defined and identified as follows:

The West ½ of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 3, Township 13, Range 24, in the City of Lenexa, Johnson County, Kansas.

AND EXCEPT

The subject land identified by County parcel number IF241303-3013 which is legally defined and identified as follows:

The East ½ of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 3, Township 13, Range 24, in the City of Lenexa, Johnson County, Kansas.

AND EXCEPT

The subject land identified by County parcel number IF241303-1026 which is legally defined and identified as follows:

A tract of land in the Southwest Quarter of the Northwest Quarter of Section 3, Township 13 South, Range 24 East of the 6th P.M., described as follows: BEGINNING at the Southeast corner of said Southwest Quarter of the Northwest Quarter Section; thence West, 217.7 feet along the South line of said Quarter Section; thence Northeasterly to a point on the East line of said Southwest Quarter of the Northwest Quarter Section, 324.7 feet North of the place of beginning; thence South along said East line to the place of beginning.



I-35 & 95th Street TIF District

N 0 300 600 1,200 Feet

Lenexa KANSAS

EXHIBIT B
Legal Description of Repealed Project Plan 5

LEGAL DESCRIPTION OF PROJECT PLAN 5 AREA

All that part of the Northwest Quarter of Section 3, Township 13 South, Range 24 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 3; thence N 2°15’41” W, along the East line of the Northwest Quarter of said Section 3, a distance of 1040.22 feet; thence S 87°44’19” W, a distance of 30.15 feet to a point on the West right-of-way line of Rosehill Road, as now established, said point also being the Northeast plat corner of BRISTOL COURT OFFICE CONDOMINIUMS SECOND PLAT, a platted subdivision of land in the City of Lenexa, Johnson County, Kansas, said point also being the point of beginning; thence S 87°50'57" W, along the North plat line of said BRISTOL COURT OFFICE CONDOMINIUMS SECOND PLAT and its Westerly extension, a distance of 779.21 feet to a point on the Easterly right-of-way line of Interstate 35, as now established; thence along the Easterly right-of-way line of said Interstate 35, for the following two (2) courses; thence N 39°49'14" E, a distance of 138.22 feet; thence N 24°34'47" E, a distance of 214.06 feet; thence Northeasterly along the Southerly right-of-way line of 96th Terrace as now established and on a curve to the right, said curve having an initial tangent bearing of N 44°27’42” E and a radius of 340.00 feet, an arc distance of 257.60 feet; thence N 87°49'21" E, along the South right-of-way line of said 96th Terrace, a distance of 356.05 feet to an intersection of the South right-of-way line of said 96th Terrace and the West right-of-way line of said Rosehill Road; thence S 2°15'41" E, along the West right-of-way line of said Rosehill Road, a distance of 387.03 feet to the point of beginning, containing 5.6333 acres, more or less.



I-35 & 95th Street TIF District

Project Plan 5

0 150 300 600 Feet

Lenexa KANSAS

CITY COUNCIL
MEMORANDUM

ITEM 13

SUBJECT: Consideration of action items regarding Lenexa Logistics Centre North Phase II - Building 9

CONTACT: Sean McLaughlin, City Attorney

DATE: November 17, 2026

ACTION NEEDED:
a. Adopt a resolution authorizing the assignment and assumption of and amendment of Resolutions of Intent 2025-057 and 2026-050 and the associated payment in lieu of taxes (PILOT) agreement; and

b. Pass an ordinance authorizing the issuance of industrial revenue bonds (IRBs) in the principal amount not to exceed $20 million (Lenexa Logistics Centre North Phase II - Building 9).

PROJECT BACKGROUND/DESCRIPTION:
On December 2, 2025 the City Council adopted Resolution 2025-057, stating the City's intent to issue approximately $20 million in IRBs to help finance the acquisition, construction, and equipping of an office/warehouse/manufacturing project located at the northwest corner of Eicher Drive & Renner Boulevard ("Project"). The City Council also approved a fixed tax abatement with an effective abatement of 71% over 10 years, as well as a PILOT agreement. The Project will be the new headquarters for E3 XPS, which is currently located in the City and needs a larger facility.

In September 2026, the City approved Resolution 2026-050 authorizing the assignment and assumption of Resolution 2025-057 to WEI Renner9, LLC ("Developer") and Ordinance 6066 authorizing the issuance of $20 million in IRBs on behalf of the Developer. The Developer has since determined it is necessary to add a second tenant to the IRB documents. In order to do so, a new resolution needs to be adopted which will add the second tenant and amend the PILOT agreement. Additionally, Ordinance 6066 must be repealed and a new ordinance authorizing the issuance of $20 million in IRBs needs to be passed. All terms and conditions approved pursuant to the previous Ordinance will remain the same, including the total amount of the IRBs and the fixed PILOT payments. The IRB issuance is expected to occur in December 2026.

The IRB issuance uses the City's standard IRB documents, which are available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:
IRBs are not backed by the full faith and credit of the City. The applicant is responsible for repayment of the bonds and all fees related to the bond issue, including an origination fee. The Developer will begin making PILOT payments in 2027. The property is currently paying approximately $50 in annual property taxes and the net revenue of the PILOT payments is $595,921 over the 10-year abatement period.

STAFF RECOMMENDATION:
Adopt the resolution and pass the ordinance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Thriving Economy	Responsible Economic Development

ATTACHMENTS

1. Map
2. Resolution
3. Ordinance



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

Lenexa Logistics Centre North

Building 9

0 200 400 800 Feet

Lenexa KANSAS

RESOLUTION NO. 2026-_____

A RESOLUTION AMENDING RESOLUTION NOS. 2025-057 AND 2026-050 RELATING TO THE INTENT OF THE CITY TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE APPROXIMATE AGGREGATE AMOUNT OF $20,000,000 TO HELP FINANCE THE COST OF ACQUIRING, CONSTRUCTING AND EQUIPPING A COMMERCIAL FACILITY FOR THE BENEFIT OF WEI RENNER9, LLC AND WILLIAMS EQUITY INVESTMENTS, LLC, OR ITS SUCCESSORS AND ASSIGNS, AMENDING THE PAYMENT IN LIEU OF TAX AGREEMENT AND AUTHORIZING THE ASSIGNMENT AND ASSUMPTION AND EXECUTION OF DOCUMENTS ASSOCIATED THEREWITH (LENEXA LOGISTICS CENTRE NORTH – BUILDING 9).

WHEREAS, the City of Lenexa, Kansas (the "City") adopted Resolution No. 2025-057 on December 2, 2025 expressing its intent to issue approximately $20,000,000 in industrial revenue bonds (the "Bonds") to finance the cost of acquiring, constructing and equipping an approximately 155,289 square feet commercial industrial/warehouse facility including real estate, building and improvements described as Building 9 located on approximately 8.8 acres in the Lenexa Logistics Centre North Phase II business park (the "Project"); and

WHEREAS, Resolution No. 2025-057 also expressed the City's intent to grant an abatement from ad valorem real estate taxes in accordance with the terms thereof and subject to execution of that certain Payment in Lieu of Tax Agreement – Building 9 Lenexa Logistics Centre North Phase II dated as of December 2, 2025 (the "Original PILOT Agreement"), entered into by and between the City and Williams Equity Investments, LLC, a Kansas limited liability company ("Williams Equity"); and

WHEREAS, pursuant to that certain Assignment and Assumption of Resolution No. 2025-057 and Payment in Lieu of Tax Agreement (Lenexa Logistics Centre North Phase II – Building 9) dated as of September 11, 2026, Williams Equity assigned to WEI Renner9, LLC, a Kansas limited liability company ("WEI Renner9") (WEI Renner9 and Williams Equity are herein, individually and collectively, as the context requires, the "Company"), all of Williams Equity's rights, duties, interests and obligations under Resolution No. 2025-057 and the Original PILOT Agreement, with the consent of the City; and

WHEREAS, the size of the Project decreased from approximately 155,289 square feet to approximately 129,370 square feet, and WEI Renner9 requested that Resolution No. 2025-057 and the Original PILOT Agreement be amended to reflect such decrease in Project size and the corresponding revised payments in lieu of taxes; and

WHEREAS, the amendment resulted in a de minimis change to the City's cost benefit analysis, and in order to assist in the economic development of the City, the

Governing Body determined it was in the best interests of the City to amend Resolution No. 2025-057 and authorized the execution of that certain Amended Payment in Lieu of Tax Agreement – Building 9 (Lenexa Logistics Centre North Phase II Building 9) dated as of September 15, 2026 (the "Amended PILOT Agreement") to reflect the reduced size of the Project and corresponding revised payments in lieu of taxes; and

WHEREAS, pursuant to that certain Supplemental Assignment and Assumption of Resolution Nos. 2025-057 and 2026-050 and Payment in Lieu of Tax Agreement (Lenexa Logistics Centre North Phase II – Building 9) dated as of _____, 2026, WEI Renner9 assigned to Williams Equity, part of WEI Renner9's rights, duties, interests and obligations under Resolution Nos. 2025-057 and 2026-050 and the Original PILOT Agreement and the Amended PILOT Agreement, with the consent of the City.

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

SECTION 1. Assignment and Amendment of Resolution Nos. 2025-057 and 2026-050. The City consents to the assignment of Resolution Nos. 2025-057 and 2026-050 from WEI Renner9 to the Company. All other terms and provisions of Resolution Nos. 2025-057 and 2026-050 remain in full force and effect.

SECTION 2. Second Amended PILOT Agreement. The Mayor is authorized and directed to execute and deliver the following documents ("Documents") on behalf of and as the act and deed of the City, in substantially the form on file in the office of the City Clerk, with such corrections or amendments thereto as the Mayor or acting Mayor may approve, which approval shall be evidenced by his or her execution thereof:

a) Consent to Supplemental Assignment and Assumption of Resolution Nos. 2025-057 and 2026-050 and Payment in Lieu of Tax Agreement (Lenexa Logistics Centre North Phase II – Building 9) wherein City consents to the assignment; and

b) Second Amendment to Payment in Lieu of Tax Agreement – Building 9 (Lenexa Logistics Centre North Phase II Building 9) by and among the Company and the City (the "Second Amended PILOT Agreement").

The City Clerk is hereby authorized and directed to attest the execution of the Second Amended PILOT Agreement, if required. The Mayor and City Clerk are further authorized to execute or attest such other documents, certificates and instruments as may be necessary or desirable to carry out the intent of this Resolution under the City's official seal.

SECTION 3. Effective Date. This Resolution shall take effect and be in full force immediately after its passage by the Lenexa City Council.

ADOPTED by the Lenexa City Council on November 17, 2026.

SIGNED by the Mayor on November 17, 2026.

CITY OF LENEXA, KANSAS

_____
Julie Sayers, Mayor

[SEAL]

ATTEST:

_____
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

_____
Sean McLaughlin, City Attorney

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY OF LENEXA, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS (TAXABLE UNDER FEDERAL LAW), SERIES 2026 (LENEXA LOGISTICS CENTRE NORTH PHASE II – BUILDING 9), IN THE PRINCIPAL AMOUNT NOT TO EXCEED $20,000,000 FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING AND EQUIPPING A COMMERCIAL OFFICE AND WAREHOUSE PROJECT, AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BONDS (LENEXA LOGISTICS CENTRE NORTH PHASE II – BUILDING 9); AND REPEALING ORDINANCE NO. 6066.

WHEREAS, the City of Lenexa, Kansas (the "City" and the "Issuer") is authorized by K.S.A. 12-1740 *et seq.*, as amended (the "Act"), to acquire, construct, improve and equip certain facilities (as defined in the Act) for commercial, industrial and manufacturing purposes, to enter into leases and lease-purchase agreements with any person, firm or corporation for such facilities, and to issue revenue bonds for the purpose of paying the costs of such facilities; and

WHEREAS, on November 5, 2019, the governing body of the Issuer adopted Resolution No. 2019-122, which was subsequently amended on December 3, 2019 by Resolution No. 2019-136 (collectively, the "Master Resolution of Intent") expressing its intent to issue up to $120,000,000 principal amount of industrial revenue bonds under the Act for the purpose of acquiring, constructing and equipping one or more buildings and facilities on approximately 148.5 acres at the northwest corner of the intersection of Renner Boulevard and College Boulevard in the Lenexa Logistics Centre North Phase II business park to be used for commercial purposes (the "Master Project") for the benefit of BLNP, LLC, a Kansas limited liability company ("BLNP"); and

WHEREAS, on December 2, 2025, the governing body of the Issuer adopted Resolution No. 2025-057 also expressing its intent to issue an approximate amount of $20,000,000 of industrial revenue bonds to finance the cost of acquiring, constructing and equipping an approximately 155,289 square foot commercial warehouse and office facility, described as Building 9, located in the northwest corner of Eicher Drive and Renner Boulevard (the "Project"), within the Master Project, and to grant an abatement from ad valorem real estate taxes in accordance with the terms thereof and subject to execution of that certain Payment in Lieu of Tax Agreement – Building 9 – Lenexa Logistics Centre North Phase II dated as of December 2, 2025 (the "Original PILOT Agreement"), by and between the Issuer and Williams Equity Investments, LLC, a Kansas limited liability company (the "Williams Equity"); and

WHEREAS, the size of the Project decreased from approximately 155,289 square feet to approximately 129,370 square feet and WEI Renner9 requested that Resolution No. 2025-057 and the Original PILOT Agreement be amended to reflect such decrease in Project size and the corresponding revised payments in lieu of taxes; and

WHEREAS, on September 15, 2026, the governing body of the Issuer adopted Resolution No. 2026-050, consenting to that certain Assignment and Assumption of Resolution No. 2025-057 and Payment in Lieu of Tax Agreement, wherein Williams Equity assigned all of its rights, duties, interests and obligations under Resolution No. 2025-057 and the Original PILOT Agreement to WEI Renner9, LLC, a Kansas limited liability company ("WEI Renner9"), which is an affiliate of Williams Equity, and the WEI Renner9 assumed all of the covenants, agreements, obligations and liabilities of Williams Equity under Resolution No. 2025-057 and the Original PILOT Agreement and authorizing execution of that certain Amended Payment in Lieu of Tax Agreement – Building 9 (Lenexa Logistics Centre North Phase II Building 9) dated as of September 15, 2026, by and between WEI Renner9 and the Issuer (collectively with the Original PILOT Agreement, the "Amended PILOT Agreement"); and

WHEREAS, on September 15, 2026, the governing body of the Issuer passed Ordinance No. 6066 authorizing the issuance of industrial revenue bonds and authorizing execution of documents in connection with the issuance, however that transaction was not completed; and

WHEREAS, the Governing Body of the City hereby determines it is necessary to repeal Ordinance No. 6066 of the City, passed on September 15, 2026; and

WHEREAS, on November 17, 2026, the governing body of the Issuer adopted Resolution No. 2026-_____, consenting to that certain Assignment and Assumption of Resolution Nos. 2025-057 and 2026-050 and Payment in Lieu of Tax Agreement, wherein WEI Renner9 assigned part of its rights, duties, interests and obligations under Resolution Nos. 2025-057 and 2026-050 and the Amended PILOT Agreement to Williams Equity (WEI Renner9 and Williams Equity are herein, individually and collectively, as the context requires, the "Company"), and Williams Equity assumed part of the covenants, agreements, obligations and liabilities of WEI Renner9 under Resolution Nos. 2025-057 and 2026-050 and the Amended PILOT Agreement and authorizing execution of that certain Second Amendment to Payment in Lieu of Tax Agreement – Building 9 (Lenexa Logistics Centre North Phase II Building 9) dated as of November 17, 2026, by and among WEI Renner9, Williams Equity and the Issuer (collectively with the Amended PILOT Agreement, the "PILOT Agreement"); and

WHEREAS, the Issuer has found and does find and determine that it is desirable in order to promote, stimulate and develop the general economic welfare and prosperity of the Issuer and the State of Kansas that the Issuer issue its Industrial Revenue Bonds (Taxable Under Federal Law), Series 2026 (Lenexa Logistics Centre North Phase II – Building 9), in the principal amount not to exceed $20,000,000 (the "Bonds"), for the purpose of paying the costs of acquiring, constructing and equipping the Project as more fully described in the Indenture, the Base Lease, and the Lease hereinafter authorized, and authorizing the Issuer to lease the Project to the Company; and

WHEREAS, the Issuer further finds and determines that it is necessary and desirable in connection with the issuance of the Bonds to execute and deliver (i) a Trust Indenture (the "Indenture"), with BOKF, N.A., Kansas City, Missouri, as Trustee;

(the "Trustee"), prescribing the terms and conditions of issuing and securing the Bonds; (ii) a Base Lease Agreement (the "Base Lease"), pursuant to which the Issuer will lease the Project from the Company; (iii) a Lease (the "Lease"), pursuant to which the Issuer shall lease back the Project to the Company, in consideration of rentals which are intended to be sufficient to provide for the payment of the principal of, premium, if any, and interest on the Bonds as the same become due; (iv) a Bond Purchase Agreement (the "Bond Purchase Agreement") providing for the sale of the Bonds by the Issuer to the Company; and (v) the PILOT Agreement (the Indenture, the Base Lease, the Lease, the Bond Purchase Agreement and the PILOT Agreement are referred to collectively herein as the "Bond Documents");

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

SECTION 1. Authority To Cause the Project To Be Acquired, Constructed and Equipped. The Issuer is hereby authorized to cause the Project to be acquired, constructed and equipped all in the manner and as more particularly described in the Indenture, the Base Lease and the Lease hereinafter authorized.

SECTION 2. Authorization of and Security for the Bonds. The Issuer is hereby authorized and directed to issue the Bonds in the principal amount not to exceed $20,000,000 for the purpose of providing funds to pay the costs of the Project. The Bonds shall be dated and bear interest, shall mature and be payable at such times, shall be in such forms, shall be subject to redemption and payment prior to the maturity thereof, and shall be issued in the manner prescribed and subject to the provisions, covenants and agreements set forth in the Indenture. The Bonds shall be special limited obligations of the Issuer payable solely from the trust estate established under the Indenture, including revenues from the lease of the Project. The Bonds shall not be general obligations of the Issuer, nor constitute a pledge of the full faith and credit of the Issuer and shall not be payable in any manner by taxation.

SECTION 3. Execution of Bonds and Bond Documents. The Mayor or acting Mayor of the Issuer is hereby authorized and directed to execute the Bonds and deliver them to the Trustee for authentication on behalf of, and as the act and deed of the Issuer, in the manner provided in the Indenture. The Mayor or acting Mayor is further authorized and directed to execute and deliver the Bond Documents on behalf of, and as the act and deed of the Issuer, in substantially the forms on file in the office of the City Clerk, with such corrections or amendments thereto as the Mayor or acting Mayor may approve, which approval shall be evidenced by the Mayor's execution thereof, and to execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the purposes and intent of this Ordinance and the Bond Documents. The City Clerk of the Issuer is hereby authorized and directed to attest the execution of the Bonds, the Bond Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out the intent of this Ordinance under the Issuer's official seal.

SECTION 4. Tax Exemption; Payment in Lieu of Taxes. The Issuer hereby determines that pursuant to the provisions of K.S.A. 79-201a *Twenty-Fourth*, the Project purchased or constructed with the proceeds of the Bonds is subject to exemption from ad valorem property taxes for ten years commencing the year following the year in which the Bonds are issued, provided proper application is made therefor to the Kansas Board of Tax Appeals. The Issuer further determines that the Project shall be exempt from such taxes for ten years, commencing in the year after the Bonds are issued, subject to an annual payment in lieu of taxes and other terms and conditions of the PILOT Agreement. In making such determination the governing body of the Issuer has conducted the public hearing and reviewed the analysis of costs and benefits of such exemption required by K.S.A. 12-1749d. The Company is responsible for preparing such application and providing the same to the City for its review and submission

SECTION 5. Pledge of the Project and Net Earnings. The Issuer hereby pledges the Issuer's leasehold interest in the Project and the net earnings generated under the Lease to the payment of the Bonds in accordance with K.S.A. 12-1744. The lien created by such pledge shall be discharged when all of the Bonds shall be deemed to be paid within the meaning of the Indenture.

SECTION 6. Further Authority. The officials, officers, agents and employees of the Issuer are hereby authorized and directed to take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out the provisions of this Ordinance and to carry out and perform the duties of the Issuer with respect to the Bonds and the Bond Documents as necessary to give effect to the transactions contemplated in this Ordinance and in the Bond Documents.

SECTION 7. Repeal of Ordinance No. 6066. Ordinance No. 6066 is hereby repealed.

SECTION 8. Effective Date. This Ordinance shall take effect from and after its final passage by the governing body of the Issuer, signature by the Mayor and publication once in the official newspaper of the Issuer.

[*Remainder of Page Intentionally Left Blank*]

PASSED by the Lenexa Governing Body on November 17, 2026.

SIGNED by the Mayor on November 17, 2026.

CITY OF LENEXA, KANSAS

_____
Julie Sayers, Mayor

[SEAL]

ATTEST:

_____
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

_____
Sean McLaughlin, City Attorney

CITY COUNCIL
MEMORANDUM

ITEM 14

SUBJECT: Ordinance approving a three-year special use permit for a basic industry use for AtoMe, Inc. located at 8605 Quivira Road in the BP-2, Planned Manufacturing District

CONTACT: Stephanie Sullivan, Planning Manager

DATE: November 17, 2026

ACTION NEEDED:
Pass an ordinance approving a three-year special use permit (SUP) for a basic industry use for AtoMe, Inc. located at 8605 Quivira Road in the BP-2, Planned Manufacturing District.

APPLICANT:
Alex O'Brien, AtoMe Inc.

OWNER:
H.F. Ambassador, LLC

PROPERTY LOCATION/ADDRESS:
8605 Quivira Road

PROJECT BACKGROUND/DESCRIPTION:
AtoMe, Inc. requests a three-year SUP to operate a research and prototype production facility at 8605 Quivira Road in the BP-2, Planned Manufacturing District. The company would occupy approximately 3,000 square feet in an existing multitenant industrial building. AtoMe would develop and test metal powders for 3D printing, produce small batches for customer testing, and print sample components. Because the operation involves the use and storage of combustible materials, it is classified as a Basic Industry use and requires an SUP.

The applicant submitted plans for handling and storing hazardous materials and responding to emergencies. Before the City issues a Certificate of Occupancy, the Fire Department will review the applicant's hazardous materials assessment, inventory summary, and Owner's Information Certificate. AtoMe must also obtain a business license before occupying the space.

STAFF RECOMMENDATION:
Pass the ordinance.

PLANNING COMMISSION ACTION:
This item was considered as Regular Agenda Item 8 at the November 2, 2026 Planning Commission meeting. A public hearing was held and no one spoke. The Commission discussed fire safety in the multitenant building, which does not have a sprinkler system. Commissioners asked how the applicant would handle combustible metal powders, train employees to respond to emergencies, and track hazardous materials on site. The applicant described using an enclosed, argon-filled glove box and training employees to use Class D fire extinguishers. The Fire Department explained how it would evaluate the proposed operations and quantities of hazardous materials before occupancy and monitor compliance

through annual inspections and operator self-reporting. Staff clarified that Fire Department review and occupancy approvals would still be required and that changes in operations or an increase in hazards could prompt further review before the permit expires.

Chairman Poss entertained a motion to recommend **APPROVAL** for a three-year special use permit for a basic industry use for AtoMe, Inc. at 8605 Quivira Road in the BP-2 Zoning District. Moved by Commissioner Woolf, seconded by Commissioner Burson, and carried by a unanimous voice vote.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Thriving Economy	Responsible Economic Development

ATTACHMENTS

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



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

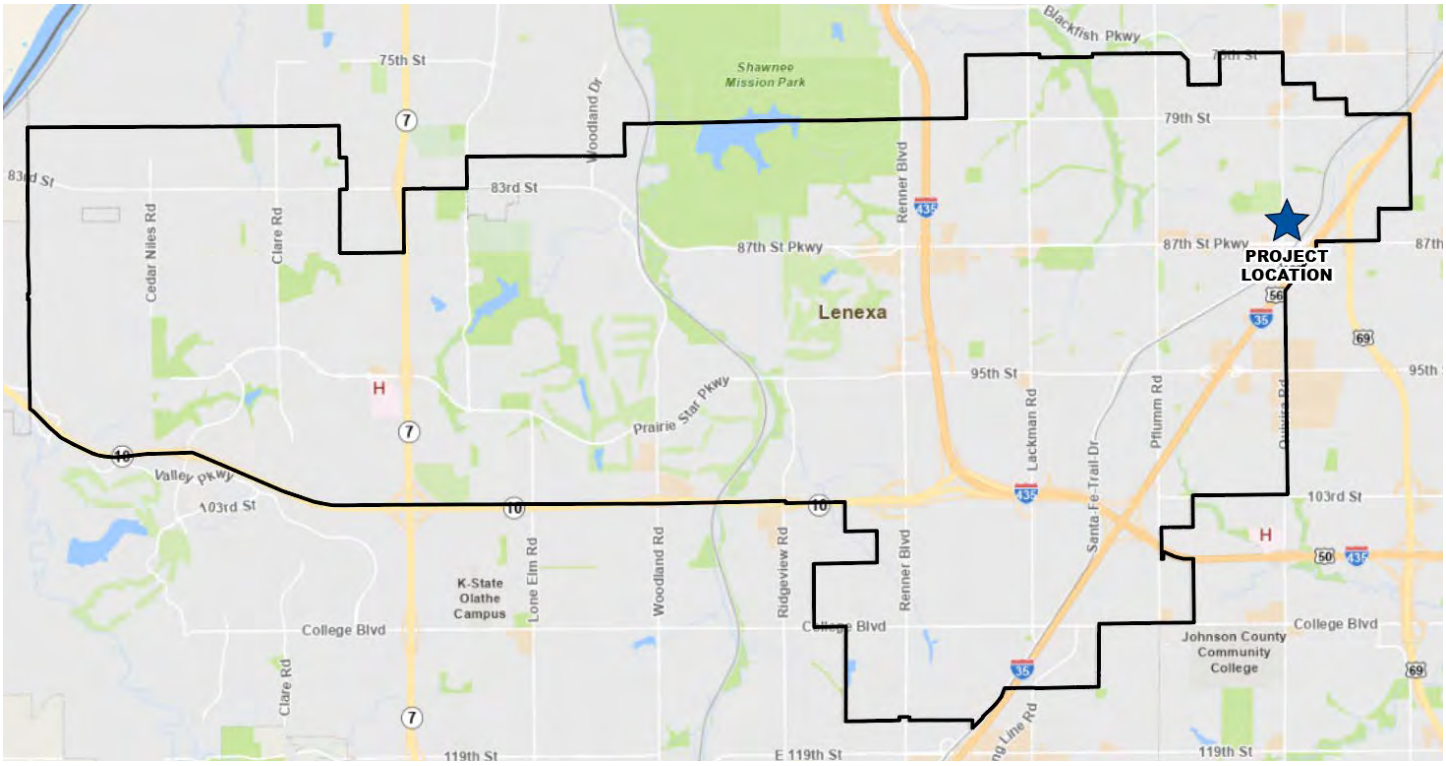
AtoMe Inc.

0 150 300 600 Feet

Lenexa KANSAS

ATOME INC.

Project #:	SU26-09	**Location:**	8605 Quivira Road
Applicant:	Alex O'Brien, AtoMe Inc.	**Project Type:**	Special Use Permit
Staff Planner:	Dave Dalecky	**Proposed Use:**	Lab, analytical/experimental and Basic Industry



PROJECT SUMMARY

The applicant requests approval of a three-year special use permit (SUP) for a *Basic industry* use to allow a Lab, analytical/experimental use that uses a combustible compound as part of the production and manufacturing process. The *Basic industry* use and storage of combustible, or otherwise hazardous, materials requires an SUP for such a business. The subject site is located at 8605 Quivira Road, which is a 3,000 SF tenant space in an existing multitenant industrial building. The building is within a group of industrial buildings which contain a variety of industrial and business park uses. This is the first request for a special use permit for this business at this location. This project requires a Public Hearing.

STAFF RECOMMENDATION: APPROVAL FOR THREE YEARS

SITE INFORMATION

The subject property is located at 8605 Quivira Road, approximately 600 feet north of the 87th Street Parkway and Quivira Road intersection. The site has been developed since 1971 and is zoned BP-2, Planned Manufacturing District. The site is in an area that is predominantly *Manufacturing, Wholesale/warehousing, limited, Wholesale/warehousing, Office,* or similar industrial uses. The site contains a multitenant building with associated parking in the front and additional parking, loading, and delivery at the rear of the building. The tenant space is 30' wide and 100' deep.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
1.94	21,000 (Total) 3,000 (AtoMe, Inc)	BP-2	Business Park

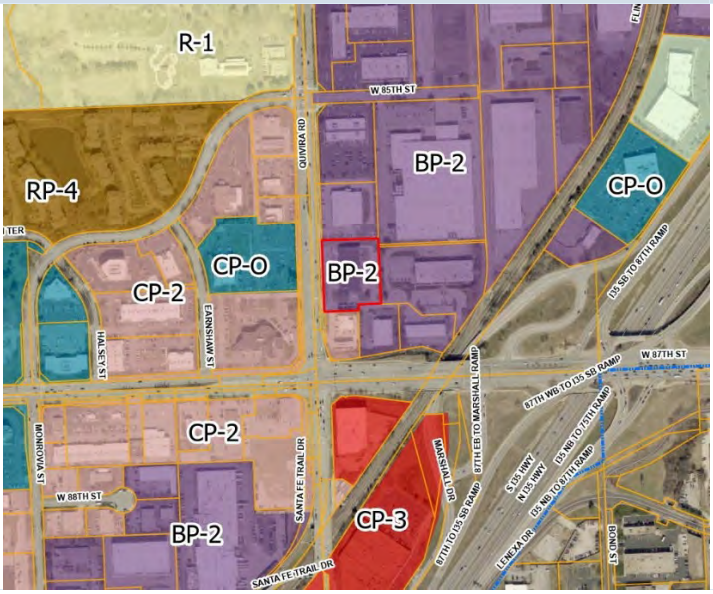


Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The SUP is for a tenant space at the north end of the building located in the northeast quadrant of the 87th Street Parkway and Quivira Road intersection. The building is at the edge of a business park/industrial region of the City bounded by Quivira Road on the west, I-35 Interstate Highway on the east, 87th Street Parkway on the south, and 83rd Street on the north. The tenant space is 3,000 SF and is one tenant space within a multitenant building. The proposed use is a laboratory and research facility that uses combustible materials in the development and manufacturing process. The inclusion of a combustible material necessitates the *Basic industry* designation for such a use. An SUP is required for any *Basic industry* use.

Zoning Map



Future Land Use Map



TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Business Park	BP-2 Planned Manufacturing District	Manufacturing, Office, Limited use retail, and Construction sales and service, general
North	Business Park	BP-2 Planned Manufacturing District	Office
South	Business Park and Community Commercial	BP-2 Planned Manufacturing District and CP-2, Planned Community Commercial District	Construction sales and service, general, Convenience store and Gasoline sales, general
East	Business Park	BP-2 Planned Manufacturing District	Wholesale and warehousing, Manufacturing, and Drinking establishment
West	Community Commercial	CP-2 Planned Community Commercial District, and CP-O, Planned General Office District	Office, Banking services, and Retail

A special use permit for the use and storage of combustible materials, which falls under the *Basic industry* use classification, is required in the BP-2 Zoning District. The applicant uses combustible materials in their processes. The combustible materials used are metal powders. In addition to metal powders used for the manufacturing process, liquids and compressed gas will be used and stored.



Exhibit 2: Aerial showing 8605 Quivira Road (AtoMe Inc.) tenant space.

The applicant conducts research on the materials for various production applications and produces mixtures of the metal powder and ships these powders to customers. AtoMe's website provides the following description of the operation of the business.

> "AtoMe develops unique compositions to reinforce today's best in class alloys with ceramic nanomaterials, creating a new class of super metals with better durability and higher operating limits than ever before."

The metal powder is volatile when exposed to the atmosphere, therefore, is a hazardous material. The applicant describes the storage and handling process in the project narrative. The materials are kept in a secure and fireproof container. The handling and mixing of the materials is done within an enclosed space to control the exposure and reduce the potential for any leak or spills.

The applicant is required to complete a hazardous materials assessment prepared by a licensed engineering consultant and provide this to the Fire Department for review and approval prior to the issuance of a Certificate

of Occupancy (CO) to operate from this space. The applicant must also provide a hazardous materials inventory summary (HMIS) and Owner's Information Certificate (OIC) for review prior to the issuance of a CO. Table 2 lists the materials that are used and stored for the business.

Should any leak or spill occur, an emergency mitigation plan is prepared for the employees to follow. The type of equipment to extinguish a fire from the metal powder will require special equipment, which will be kept on site per the emergency mitigation plan and employees are trained to use the equipment if necessary.

TABLE 2: HAZARDOUS MATERIALS

Product Name	Volume	HMIS Rating (H/F/P)	Chemical Hazard	Physical Hazard	Health Hazard
Inconel 718	1000LB	2/1/0	Potential oxidation and reaction with incompatible substances; certain supplier SDSs identify water-reactivity concerns.	Potential combustible dust; powder ignition and explosion hazard	Respiratory sensitization, skin sensitization, suspected carcinogenicity, repeated-exposure organ toxicity
stainless steel	500LB	1/2/1	Generally chemically stable under normal storage conditions; avoid strong acids and oxidizing agents.	SDS states not flammable; dust explosibility not established	Respiratory exposure, skin sensitization, eye irritation, repeated-exposure organ toxicity
copper	125LB	1/1/0	Oxidizes when heated; incompatible with strong oxidizing agents.	Flammable solid, Category 2; combustible dust	Skin sensitization; digestive-organ toxicity; respiratory irritation
aluminum	125LB	1/3/2	Fine aluminum powder may react with moisture, water, acids, alkalis, or oxidizing agents, potentially releasing hydrogen. Reactivity depends on powder characteristics.	Combustible metal dust (CD); fire and dust explosion hazard; potentially water-reactive	Dust inhalation; eye, skin, and respiratory irritation
titanium diboride	20LB	1/0/0	Stable under normal storage conditions; avoid strong oxidizing agents and excessive heat.	Powder; dust explosibility not determined; avoid ignition sources	acute toxicity category 4 (oral, dermal, inhalation); skin and eye irritation
aluminum oxide	15LB	0/0/0	Chemically stable under normal conditions; may react with strong acids or alkalis under certain conditions.	Nonflammable; no explosion hazard identified	Potential dust inhalation, skin and eye irritation
isopropyl alcohol	3 gallons	2/3/0	Incompatible with strong oxidizing agents; may undergo hazardous reactions with incompatible chemicals.	Highly flammable liquid and vapor; potential vapor ignition	Eye irritation; dizziness and drowsiness from vapor exposure
argon gas	600 cubic feet	0/0/3	Chemically inert under normal conditions; no significant chemical reactivity expected.	Nonflammable compressed gas; high-pressure cylinder hazard	Simple asphyxiant; oxygen displacement
4% hydrogen/ 96% argon mixture	600 cubic feet	NFPA: 0/4/0	Contains hydrogen, a reducing gas that can react with oxidizing agents. The mixture's flammability depends on its composition and conditions.	Flammable compressed gas (Category 1); ignition, explosion, and pressure hazards	Simple asphyxiant; oxygen displacement may cause suffocation
vacuum pump oil	5 gallons	0/1/0	Potential oxidation and reaction with incompatible substances; certain supplier SDSs identify water-reactivity concerns.	Combustible when sufficiently heated; oil spill hazard	Possible skin and eye irritation; inhalation risk from oil mist

SPECIAL USE PERMIT REVIEW

The applicant requests approval of a three-year special use permit (SUP) for a *Basic industry* use to accommodate AtoMe Inc., a Lab, analytical/experimental business proposing to locate at 8605 Quivira Road. Staff provides the following analysis to the review criteria within Section 4-1-G-5 of the UDC.

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

   The proposed tenant space is located in an industrial region of the City, at the northeastern quadrant of the 87th Street Parkway and Quivira Road intersection. The character of the neighborhood is industrial. The site is accessed from Quivira Road, which is an arterial street. Direct access into this site is from a private drive. The surrounding development is office, commercial, and industrial uses. The proposed use is consistent with the character of the area.

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

   This site is zoned BP-2. Other nearby properties are zoned CP-O, CP-2, CP-3, or BP-2.

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

   A *Basic industry* use may be allowed with approval of an SUP within the BP-2 Zoning District if the proper systems are installed to mitigate hazardous risks. The BP-2 District is the only zoning district that accommodates the *Basic industry* use. The building and site are well-suited for the *Lab, analytical/experimental* use.

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

   Staff concludes that the proposed *Basic industry* use, a *Lab, analytical/experimental* facility which uses combustible materials, will not detrimentally affect nearby properties. The applicant provided an emergency mitigation and response procedures plan for incidents and will submit HMIS, OIC, and additional reports per the Fire Department's requirements prior to the issuance of a CO. The applicant is required to comply with the Building Code requirements for the storage and use of the hazardous materials prior to being issued a CO to commence operations at this location.

   The Fire Department conducts annual inspections of all the commercial buildings in the city. Buildings with hazardous material are inspected by an inspector certified as a hazardous material technician. This property will be inspected annually by the Fire Department for compliance of all applicable requirements.

   If any concerns emerge regarding the safety or storage of these materials, if the tenant is found to not comply with the manufacturer's recommended storage and procedures for the hazardous materials, or if the tenant is in violation of any applicable City codes while the SUP is active, Staff may undertake a review of these concerns and consider initiating the process to revoke the SUP. The recommendation for the SUP to remain valid for three years allows Staff to reconsider the use if it is found to adversely impact surrounding properties.

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

   The site is developed as a multitenant business park with associated parking and loading areas, originally built in 1971. The tenant space had a tenant as of the spring of 2025.

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 any gain to public health, safety, and welfare from denying this application given that the applicant must comply with all code requirements for storage and use of the hazardous materials and emergency mitigations plans are in place for this *Basic industry* use. The potential hardship for this applicant as a result of denial of this application is the loss of opportunity to operate the proposed business activity from this location.

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.

Approval of this special use permit would align with Goal 5, Strategy 5.2 of Lenexa's Comprehensive Plan: "Reinvest in established employment areas". The area is already industrial in nature and is classified as "Business Park" on the Future Land Use Map, and this use seeks to diversify the tenant base within the building and provide a new service that is not present nearby.

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 are available to the site. Staff anticipates average demand of City services and utilities with the proposed 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.

The facility is a low trip generation use. The site will initially have two employees, potentially expanding to six employees, the most that will be on-site for any shift. The business will operate during typical business hours of 8:00 am to 5:00 pm, potentially operating until 8:00 pm on some occasions. The business will receive an average of two to three deliveries a month by box truck, increasing to one delivery per week as the business grows.

The proposed use is a *Lab, analytical/experimental* use which uses hazardous materials; therefore, requiring an SUP for *Basic industry*. A *Lab, analytical /experimental* use has a parking requirement of 1 space for every 250 SF of floor area. The 3,000 SF tenant space requires 12 parking spaces. The site contains 63 parking spaces which exceeds the required parking noted in Table 3. The applicant's narrative states the parking is unassigned. The site exceeds the required parking count by 1 space based on the tenant mix.

The trip generation and vehicle deliveries for this business will not adversely affect the capacity or safety of the street network influenced by the use or present parking problems at this site or in the vicinity of the property.

TABLE 3: PARKING ANALYSIS					
Tenant/Use	**Parking Formula**	**Required Parking**	**Provided (Per tenant)**	**Provided (Site)**	**Difference**
AtoMe Inc. *Lab, analytical/ experimental and Basic Industry*	1 space per 250 square feet	12	6		-6
Unsifted Inc. *Manufacturing, Office, and Limited use retail*	1 space per 1,000 square feet, 1 space per 250 square feet, and 1 space per 250 square feet	10	15		+5
Spectrum Paint Construction sales and service, general	1 space per 250 square feet	40	42		+2
Total		**62**	**63**	**63**	+1

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 facility is within an existing development. The applicant will alter the interior space of the building for the operation of the business. No exterior construction is proposed for this use. The site will not generate any excessive stormwater runoff, water pollution, noise pollution, or nighttime lighting. The applicant has an emergency mitigation plan to address situations as they arise. Any other environmental harm is minimized by the emergency mitigation plan.

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.

No new exterior construction is proposed with the use. No stormwater or stream protection requirements apply to this special use permit request.

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 satisfies the UDC requirements for the approval of a *Basic Industry* special use permit to allow the use and storage of hazardous materials. Additional documentation of compliance with City codes is required for Certificate of Occupancy.

DEVIATIONS

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

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on November 17, 2026.
- The applicant should inquire about additional City requirements and development fees.
- The applicant must obtain a Certificate of Occupancy prior to occupying the tenant space.
- The applicant must obtain a Business License prior to occupying the tenant space.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed Special Use Permit for AtoMe Inc.**

- This is a request for a special use permit for a *Basic industry* use for the use and storage of hazardous materials within the BP-2, Planned Manufacturing Zoning District.
- Staff recommends the SUP remain valid for three years.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create a ***Thriving Economy***.

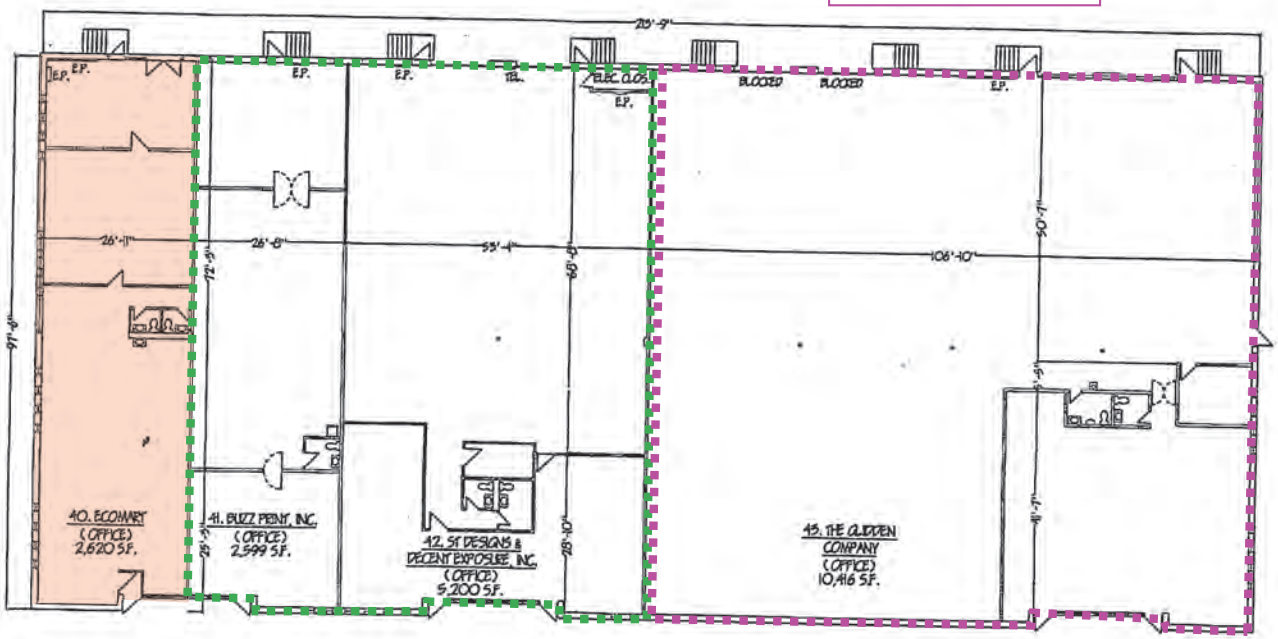
SPECIAL USE PERMIT

Staff recommends **APPROVAL** of SU26-09 – a special use permit for a *Basic industry* use for **AtoMe Inc.** at 8605 Quivira Road for a period of three years.

Atome, Inc.

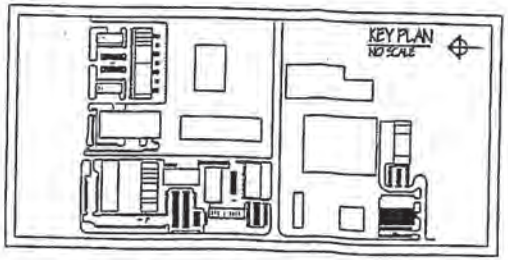
Unsifted, Inc.

Spectrum Paint Co, Inc.



BUILDING G

0 5' 10' 20'



AutoCadd Square footage calculations are from Center Line to Center Line of Demise Wall; and Center Line Demise Wall to Exterior Face of Building. AutoCadd square footage calculations do not include Common Area Maintenance (CAMS).

These plans are provided for general information only. The J.C. Nichols Company nor its Architect do not warrant the accuracy or completeness of these plans. It is recommended that all dimensions and elements be field verified. Be advised that electrical, mechanical, plumbing, structural, and other elements may be concealed by existing conditions.

QUIVIRA BUSINESS PARK	Date: 3/30/98
	Rev:
	Rev:
Building G Tenant No. 40-43	ATHA Project No:
	98025A13.DWG
	Dr. By: MAS
87th & Quivira Lenexa, Kansas	Sheet Number
The J.C. Nichols Company	A13
ATHA ARCHITECTURE P.C.	Thirteen of Thirteen

Project Narrative – AtoMe Inc. Special Use Permit
8605 Quivira Rd, Lenexa, KS 66215

AtoMe Inc. proposes to occupy approximately 3,000 square feet of existing commercial/industrial tenant space at 8605 Quivira Rd for advanced metal powder research, development, and limited manufacturing activities. The City of Lenexa has classified the proposed use as Basic Industry, requiring a Special Use Permit.

AtoMe develops advanced metal powder feedstocks for additive manufacturing and related materials applications. Operations will include research and development, small-scale powder processing, material preparation, testing, and associated office activities.

The project involves primarily interior improvements. Proposed work includes electrical improvements, new water access, and potentially fire alarm improvements based on the recommendations of the fire protection engineering review. No significant exterior building modifications, site changes, or parking modifications are proposed.

Metal powders will be handled using controlled procedures, including processing within an argon-filled glovebox where applicable and storage in appropriate sealed containers. AtoMe is working with fire protection engineering firm Henderson to evaluate the proposed processes, materials, and required fire-safety measures and to submit a hazardous materials inventory summary (HMIS) and Owner's Information Certificate (OIC). Any recommendations or requirements resulting from that review will be incorporated into the facility design and operation.

AtoMe's normal planned operations do not include adverse conditions that will affect the neighboring businesses, such as smells, heat, vibrations, or high frequency deliveries. Deliveries will be by box trucks and are expected 2-3 times per month, up to once per week once the business grows. Some equipment, including our powder blender, will produce noise that may be audible to neighbors. This is about the same level of noise as a commercial food blender running, and it will be confined inside of our glovebox, providing an extra layer of dampening. We have never had complaints about the noise in our previous operations in New Jersey, but we will add noise dampeners to the walls if this proves to be an annoyance to any neighbors.

Typical hours of operation will be 8 to 5, potentially extending to 8pm infrequently when large orders are received. Two employees will be operating on site when operations begin, and we expect to reach a maximum of six employees at this site. The maximum employees on site per shift will also be six. The building has approximately 63 parking spaces, which are unallocated. AtoMe will utilize a maximum of six of these spaces. The existing site and parking configuration will remain substantially unchanged. A floor plan showing the proposed use areas and interior improvements is included with the application, and a Google Earth image showing the parking lot has now been uploaded as well.

Anticipated volatile materials and on-site volumes are as follows:

AtoMe's primary raw materials are metal and ceramic powders, including Inconel 718, stainless steel, copper, aluminum, titanium diboride (TiB_2), aluminum oxide (Al_2O_3), and related composite powders. These solid materials are not volatile under normal storage conditions. However, fine powders may present airborne particulate, combustible-dust, or other material-specific hazards and will be managed accordingly.

The following liquids and compressed gases are anticipated on site, based on the current Hazardous Materials Inventory Statement (HMIS):

Material	Anticipated maximum quantity	Primary concern
Isopropyl alcohol (IPA)	3 gallons stored; up to 0.2 gallon in open use	Flammable liquid and vapor
Argon gas	600 cubic feet stored; up to 250 cubic feet in closed-system use	Compressed gas and oxygen displacement
4% hydrogen / 96% argon mixture	600 cubic feet stored; up to 50 cubic feet in closed-system use	Compressed-gas release; hydrogen-containing mixture
Vacuum pump oil	5 gallons stored	Low-volatility combustible liquid; spill containment

Metal powders and composite materials will be maintained in designated, closed containers and used in controlled batch quantities. Maximum allowable quantities of these materials are under review by fire protection engineers but will not exceed 500kg for non-combustible materials. All metal powders will be stored in fire-proof metal cabinets/containers when not being processed.

Control measures for containment, material storage, and waste handling are provided below, and the emergency response procedures will be uploaded as a separate document.

Powder processing and containment

The primary powder-handling operations will be conducted within an enclosed glovebox system using an inert atmosphere. The system is designed to maintain low oxygen and moisture concentrations, monitored by integrated sensors, and incorporates a closed-loop circulation and HEPA filtration system. Powder weighing, blending, milling, and transfer will be conducted using enclosed equipment and controlled procedures to minimize airborne dust and uncontrolled release into the surrounding facility.

Material storage and handling

Raw powders and processed composite powders will be maintained in designated, labeled containers and controlled storage areas. Materials will be separated according to their characteristics and compatibility.

IPA will be maintained in closed containers and stored in an appropriate flammable-liquid storage cabinet as required. Gas cylinders will be secured against tipping and protected from damage and unauthorized handling.

Housekeeping and waste management

Routine housekeeping procedures will minimize powder accumulation on work surfaces and equipment. Powder spills and residues will be collected using methods appropriate to the specific material, avoiding practices that disperse airborne dust.

Powder-contaminated disposable materials will be collected in dedicated, labeled, closed waste containers and kept separate from ordinary trash. Waste-treatment methods, including mineral-oil wetting where appropriate, will be implemented only after confirming material compatibility.

8. AtoMe Inc. — Consideration of a special use permit for a Basic Industry use on property located at 8605 Quivira Road within the BP-2, Planned Manufacturing District. SU26-09 (Public Hearing)

APPLICANT PRESENTATION

Alex O'Brien, CEO of AtoMe, introduced the company as a small startup seeking a special use permit for a Basic industry use at 8605 Quivira Road due to its use of combustible materials. He explained that AtoMe is a materials development company specializing in advanced metals for the 3D printing industry. The company focuses on developing improved metal formulas to increase the durability of components produced through laser-based metal 3D printing. These materials have potential applications in industries such as oil and gas, aviation, and aerospace. The proposed site would serve as the company's headquarters and prototype production facility. Operations would include testing newly developed metal formulas, producing small quantities of metal powder, and using a small 3D printer to create sample components for prospective customers. Small batches of materials would also be produced for customer testing and qualification. Mr. O'Brien stated that the company anticipated having approximately two employees initially, with plans to gradually expand operations over the next several years. He expressed the company's interest in establishing Lenexa as its long-term home as the business grows.

STAFF PRESENTATION

Dave Dalecky presented the staff report for AtoMe, a request for a three-year special use permit for a Basic industry use at 8605 Quivira Road. He explained that the request is for a laboratory, analytical, and experimental use, with a Basic industry component as described by the applicant. The property is zoned BP-2, Planned Manufacturing District, and the proposed use requires a special use permit because it involves the storage or manufacturing processes utilizing flammable or explosive materials, as defined in the Unified Development Code (UDC). The Future Land Use Map designates the property as Business Park, and there have been no previous special use permit applications for this location. Mr. Dalecky explained that the site is the northern tenant space in a multi-tenant building located just north of 87th Street Parkway on Quivira Road, near Casey's convenience store and gas station. The property is situated along the edge of an industrial area containing a mix of industrial buildings. The tenant space measures approximately 30 feet by 100 feet. The other tenants in the building include Unsifted Inc., a bakery with a retail sales area, and Spectrum Paint Company, a commercial paint distributor and retailer. Regarding parking, Mr. Dalecky stated that the site has adequate parking to accommodate the building's uses. Although the code requires one parking space per 250 square feet for a laboratory use, the applicant indicated that fewer spaces would be needed. The number of spaces assigned by the landlord is below the minimum code requirement for the proposed use; however, Staff determined that the overall site could accommodate the parking needs of all tenants. He reviewed the special use permit criteria outlined in the UDC, discussing the potential detrimental effects on surrounding properties. He acknowledged that the proposed use involves flammable and combustible materials and presents potential safety risks. However, the applicant has provided an operations plan addressing the safe handling of materials and an emergency procedures plan for potential incidents. AtoMe will also be required to submit the necessary documentation to the Lenexa Fire Department for review prior to occupancy. He stated the list of materials to be stored and used for the business is included in the Staff Report, along with their quantities and associated hazards. Staff recommended approval of the special use permit for an initial period of three years, consistent with the UDC requirements for a Basic industry use and noted that the applicant could request a longer permit duration when applying for renewal.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing.

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

PLANNING COMMISSION DISCUSSION

Commissioner Woolf referenced the applicant's project narrative, which indicated that they are working with Henderson Engineering to evaluate fire safety requirements and prepare a hazardous materials inventory summary. He asked the applicant for an update on the status of that process and whether Henderson Engineering had made any recommendations. Alex O'Brien explained that Henderson Engineering conducted an initial site visit at the end of the previous week and that its preliminary assessment indicated the site appeared well-suited for the proposed use. He stated that Henderson Engineering was gathering information about the existing fire ratings of the building's walls before providing a formal recommendation. He anticipated receiving its recommendations within approximately three weeks, around the same timeframe as the special use permit process. The recommendations would identify any building modifications needed before the plans are submitted to the Fire Department. Commissioner Woolf asked the applicant to explain the purpose of the glove box and how it contributes to workplace safety. Alex O'Brien explained that the glove box is a fully enclosed workspace designed to remove oxygen from the working environment. It is equipped with gloves that allow employees to handle and manipulate materials inside the enclosure without direct exposure. He stated that because the materials are combustible, the company prefers to handle them in an oxygen-free environment to reduce the risk of fire. Materials would be stored in a fire-resistant metal cabinet and transferred to the glove box when needed. The enclosure would be filled with argon, an inert gas that does not support combustion, allowing employees to safely handle and manipulate the metal powders while minimizing fire risks. Commissioner Woolf asked the Lenexa Fire Department whether there were any concerns regarding the materials proposed to be stored and used at the site. Dave Little explained that the applicant had been informed of two requirements that must be satisfied before the Fire Department would approve occupancy. The first requirement is an Owner's Information Certificate, which must be completed by an engineer verifying that the proposed processes and materials are appropriate and safe for use within the building. The second is a Hazardous Materials Inventory Summary, which identifies the hazardous materials being used, the maximum allowable quantities permitted under the Fire Code, and the actual quantities the applicant intends to store or use. This documentation will confirm that the proposed quantities remain within the allowable limits. Chief Litte noted that the building is not equipped with a sprinkler system, which is one factor requiring additional review and engineering verification. He also explained that because the building has multiple tenants, the Fire Department must determine whether the proposed processes or quantities of hazardous materials would classify the business as a high-hazard occupancy, which would not be permitted in a multi-occupant building. He emphasized that these documentation requirements are standard practice. The Fire Department routinely requests Owner's Information Certificates for storage facilities and Hazardous Materials Inventory Summaries whenever hazardous materials are stored or used within an occupancy. He stated that the purpose is to ensure the safety of employees, first responders, the applicant, and the other tenants in the building.

Commissioner Jamison asked the applicant whether employees would receive specialized safety and emergency preparedness training to address potential unexpected incidents. He also asked whether employees would be certified upon completing the training and how their training and preparedness would be documented. Alex O'Brien explained that employee safety and emergency preparedness training would be incorporated into the company's safety plan, which is currently being developed in coordination with the contracted fire protection engineering firm. Once the firm establishes the specific safety requirements for the proposed operations, the company plans to provide in-house safety training for new employees when appropriate and utilize third-party experts to conduct specialized training. He specifically noted that employees would receive training on the proper use of Class D fire extinguishers, which are intended for fires involving combustible metal powders.

DRAFT

Commissioner Dharod asked whether an increase in operations or hazardous materials on-site would trigger a modification or updated review of the special use permit, or if the City would wait until the three-year review. Dave Dalecky explained that the site would be inspected annually, allowing Staff to identify any operational changes or increased hazards. If the inspections revealed a greater hazard than initially anticipated, the City would evaluate the circumstances and determine whether additional action or review was necessary. Chairman Poss asked how maximum allowable quantities of materials stored inside the building are monitored and whether the occupant is required to notify the Fire Department when approaching those limits, or if updates are provided regularly or through self-reporting. Chief Little explained that the process is a combination of self-reporting and annual inspections. The occupant is expected to know and monitor the maximum allowable quantities for their facility. Additionally, the Fire Department conducts annual fire and life safety inspections. A designated field inspector who handles hazardous materials occupancies will conduct the annual inspection and review the facility's hazardous materials inventory summary to ensure the occupant is tracking and staying within the maximum allowable quantities. Chief Little acknowledged that occupants could potentially fail to disclose materials but emphasized that the process relies on a system of checks and balances, with the expectation that occupants will self-monitor and cooperate during annual inspections.

Commissioner Woolf asked for clarification on whether the Fire Department was waiting for the fire protection engineer to complete its review and provide findings. He expressed support for the application, provided the applicant follows the engineer's recommendations and the Fire Department agrees with the proposed measures. He then asked whether approval of the special use permit would be subject to any contingencies or whether approval by the Planning Commission would allow the permit to move forward without additional conditions. Scott McCullough explained that the purpose of the special use permit is to determine whether the building and applicant can meet the applicable codes for storing hazardous materials and adequately address potential impacts. Staff believe that the applicant can meet those requirements. However, additional steps remain, including obtaining the items discussed by Chief Little, a Certificate of Occupancy, and a business license, which will finalize the approval for the use of the building. He clarified that the special use permit provides the zoning entitlement for the proposed use, based on the expectation that the applicant will comply with applicable codes, particularly the Fire Code, and demonstrate that potential impacts associated with storing hazardous materials have been adequately addressed. Mr. McCullough referenced a recent special use permit for a pool company storing pool chemicals, which included mitigation measures such as spill plans. He explained that the specific hazardous materials management plans may change over time as quantities and materials change, and the applicant will continue working with the Fire Department to ensure those measures are acceptable.

Chairman Poss stated that he had no additional questions, comments, or concerns regarding the application and clarified that his earlier comments were primarily related to fire safety matters.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of SU26-09 – a special use permit for a Basic industry use for **AtoMe Inc.** at 8605 Quivira Road for a period of three years.

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

DRAFT

SU 26-09

ORDINANCE NO. _____

AN ORDINANCE GRANTING A THREE-YEAR SPECIAL USE PERMIT ON PROPERTY LOCATED AT 8605 QUIVIRA ROAD, LENEXA, KANSAS.

WHEREAS, on September 28, 2026, Alex O'Brien, agent for H.F. Ambassador, L.L.C., owners of record of 8605 – 8619 Quivira Road, filed a request for a three-year special use permit to allow the use of a "Basic industry," use on property located at 8605 Quivira Road in the BP-2, Planned Manufacturing Zoning District; and

WHEREAS, on November 2, 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 three-year special use permit to allow the use of a "Basic industry" use, on property located at 8605 Quivira Road in the BP-2, Planned Manufacturing Zoning District, as reflected in the minute record for said meeting; and

WHEREAS, on November 17, 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 three-year special use permit to expire on November 17, 2029, to allow the use of a "Basic industry" use, on property located at 8605 Quivira Road in the BP-2, Planned Manufacturing Zoning District as reflected in the minute record of the November 17, 2026, Governing Body meeting for the real estate described as:

Tenant space known as 8605 Quivira Road, a part of the following: A tract of Land in the Southwest Quarter of Section 26, Township 12 South, Range 24 East, City of Lenexa, Johnson County, Kansas more particularly described as follows:
Beginning 323 Feet North and 30 feet East of the SW corner of Said Quarter Section; thence North 335 feet; thence East 278 feet; thence South 305 feet; thence West 103 feet; thence South 30 feet; thence West 175 feet; to the Point of Beginning, except the West 20 feet. Said tract containing 1.9131 acres of land.

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

SECTION THREE: This Ordinance shall be construed as follows:

A. Liberal Construction. This Ordinance shall be liberally construed to effectively carry out its purposes that are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.

B. Savings Clause. The repeal of any ordinance or code section, as provided herein, shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred thereunder, or any action or proceeding commenced under or by virtue of the ordinance or code section repealed. Any ordinance or code section repealed continues in force and effect after the passage, approval, and publications of this Ordinance for the purposes of such rights, fines, penalties, forfeitures, liabilities and proceedings.

C. Invalidity. If for any reason any chapter, article, section, subsection, sentence, portion, or part of this Ordinance, or the application thereof to any person or circumstance is declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance, the Lenexa City Code, or other ordinances.

SECTION 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 November 17, 2026.

SIGNED by the Mayor November 17, 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 15

SUBJECT: Consideration of a revised preliminary plan for the Midwest Sikh Gurudwara Parking Expansion and Maintenance Building located at 10050 Marion Street in the R-1, Single-Family Residential District

CONTACT: Stephanie Sullivan, Planning Manager

DATE: November 17, 2026

ACTION NEEDED:
Approve the revised preliminary plan for the Midwest Sikh Gurudwara Parking Expansion and Maintenance Building located at 10050 Marion Street in the R-1, Single-Family Residential District.

APPLICANT:
Daniel Finn, Phelps Engineering

OWNER:
Midwest Sikh Gurudwara, Inc.

PROPERTY LOCATION/ADDRESS:
10050 Marion Street

PROJECT BACKGROUND/DESCRIPTION:
The applicant requests approval of a revised preliminary plan to expand the parking lot and construct an 800-square-foot maintenance building at the Midwest Sikh Gurudwara, an existing place of worship at 10050 Marion Street in the R-1 Zoning District. The project would remove 5 existing parking spaces and add 110, increasing the total on-site parking from 121 to 226 spaces.

The parking expansion would connect to the existing internal drives and include new sidewalks, crosswalks, and landscaping. The existing site access points would remain, and the on-site stormwater facilities would be expanded to handle runoff from the additional pavement. The maintenance building would be located on the west side of the property near Lone Elm Road. It would house maintenance equipment and use exterior materials that complement the existing Gurudwara building.

The applicant must obtain final plan approval before applying for permits.

STAFF RECOMMENDATION:
Approve the revised preliminary plan.

PLANNING COMMISSION ACTION:
This item was considered as Regular Agenda Item 7 at the November 2, 2026 Planning Commission meeting.

The Commission discussed the proposed location of the maintenance building near Lone Elm Road. Commissioners asked why the building was sited near the road and how visible it would be. The

applicant's representative explained that the location was the Gurudwara's preference and that the building would sit below the road grade, so motorists would primarily see the roof. The representative also noted that the building's materials and colors would complement the existing Gurudwara.

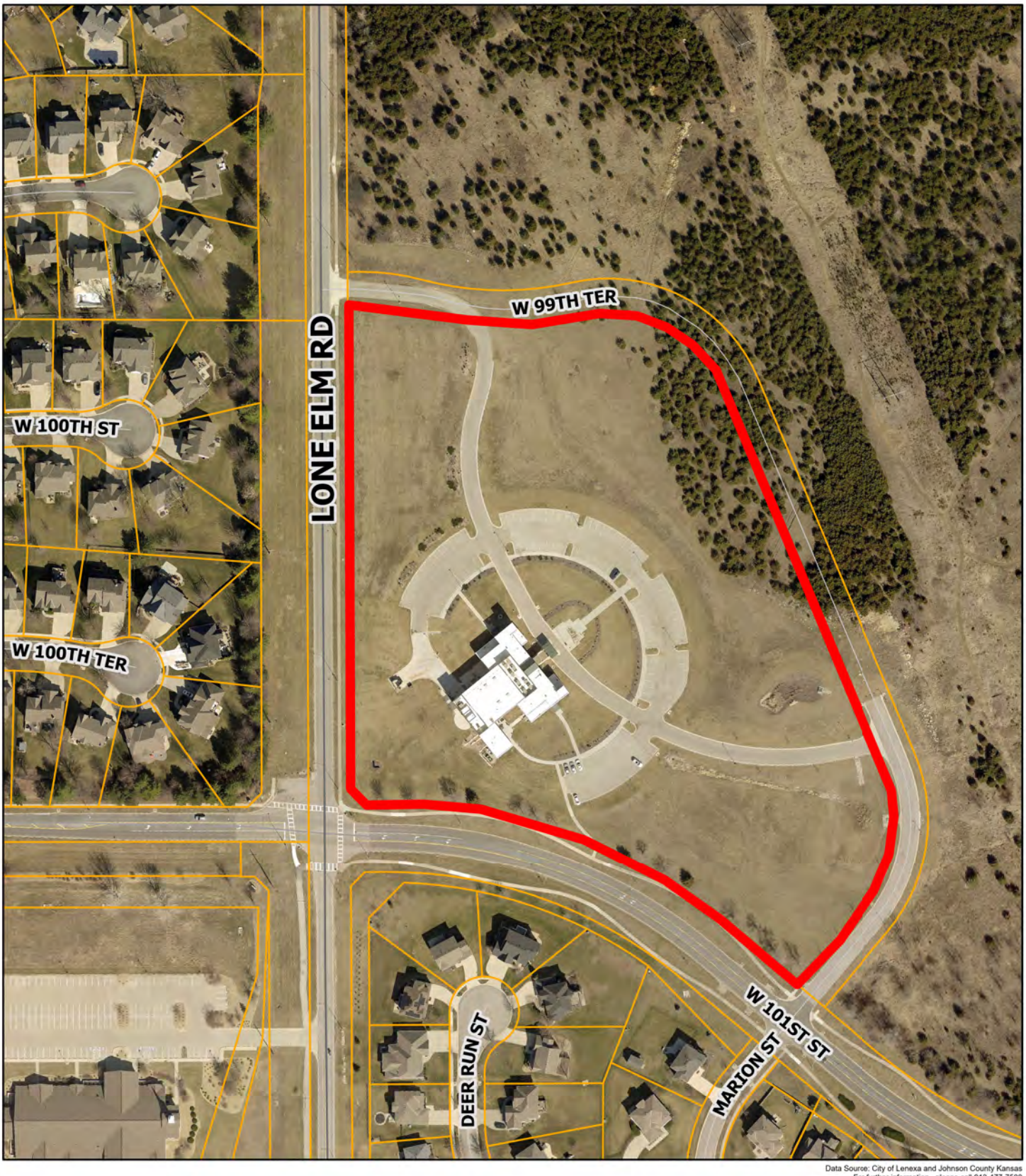
Chairman Poss entertained a motion to recommend **APPROVAL** of the revised preliminary plan for the Midwest Sikh Gurudwara Parking Expansion and Maintenance Building at 10050 Marion Street for a church or place of worship. Moved by Commissioner Woolf, seconded by Commissioner Burson, and carried by a unanimous voice vote.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Vibrant Neighborhoods	Extraordinary Community Pride

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

Midwest Sikh Gurudwara
Parking and Maintenance Building

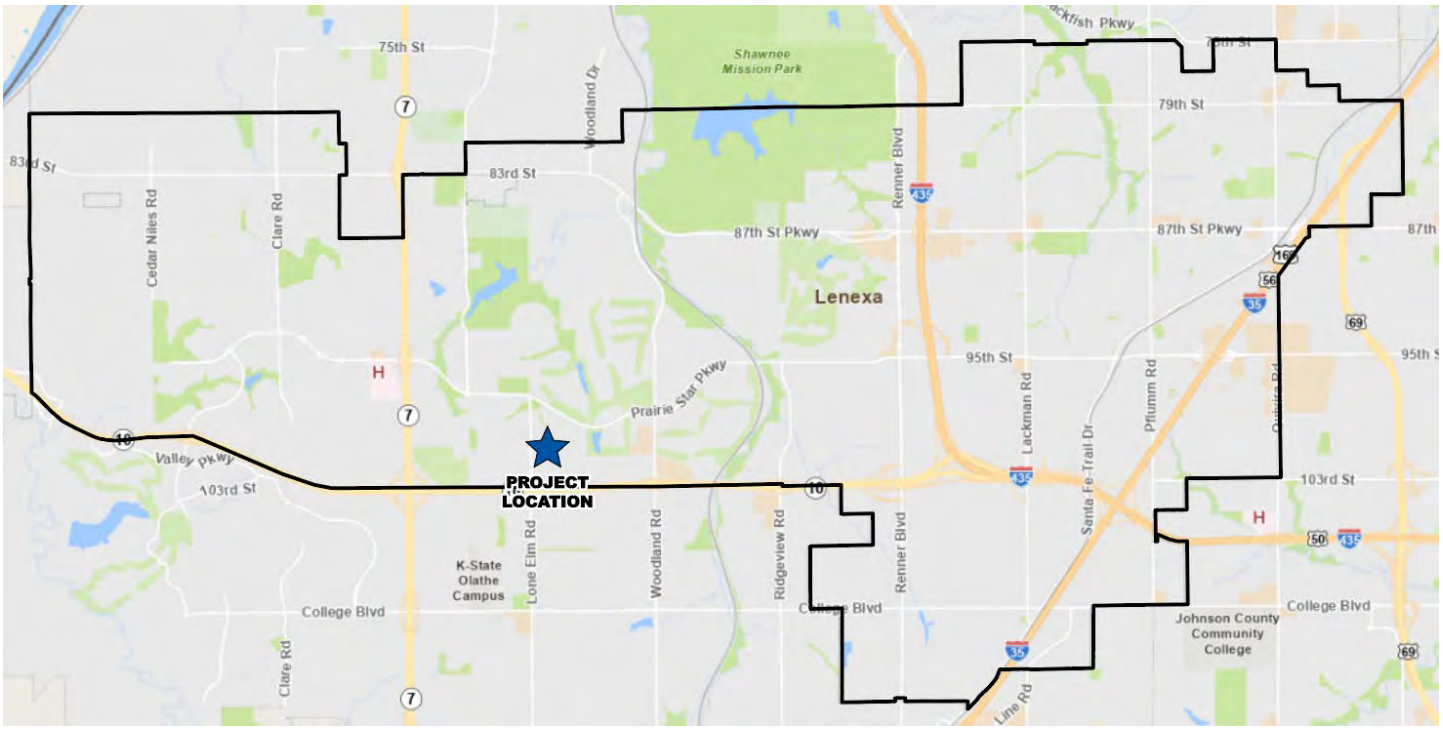
N

0 100 200 400 Feet

Lenexa KANSAS

MIDWEST SIKH GURUDWARA
PARKING EXPANSION & MAINTENANCE BUILDING

Project #:	PL26-03PR	**Location:**	10050 Marion Street
Applicant:	Daniel Finn, Phelps Engineering	**Project Type:**	Revised Preliminary Plan
Staff Planner:	James Molloy and Oliver Zigmund	**Proposed Use:**	Church or Place of Worship



PROJECT SUMMARY

The applicant seeks approval of a revised preliminary plan for the construction of an 800 SF detached accessory structure to be used for site maintenance purposes and the expansion of the parking lot at the Midwest Sikh Gurudwara at 10050 Marion Street in the R-1 Residential Single Family Zoning District. The parking lot is proposed to expand from 121 spaces to 226 spaces, with some spaces in the original parking lot being removed to accommodate the proposed maintenance building. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
11.91	13,736 (Gurudwara) 800 (Maintenance Bldg.) 14,536 (Total)	R-1	Institutional

The subject property is located at the northeast corner of 101st Street & Lone Elm Road. The gurudwara was approved by the Planning Commission and Governing Body in 2018 and constructed in 2020.

TABLE 1: PREVIOUS APPLICATIONS

Project Number	Application Type	Project Name	Date Approved
PL18-04P	Preliminary Plan	Midwest Sikh Gurudwara	April 17, 2018
PL18-17F	Final Plan	Midwest Sikh Gurudwara	August 27, 2018
PT18-14F	Final Plat	Midwest Sikh Gurudwara	September 18, 2018



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The property is currently utilized as a place of worship known as the Midwest Sikh Gurudwara since its construction in 2020. This application does not include any changes to the land use. The property is surrounded on all four sides by single-family residences. The property is zoned R-1, Residential Single-Family District and is designated as "Institutional" on the Comprehensive Plan's Future Land Use Map. Use of the property as a place of worship conforms to the zoning district as well as the Comprehensive Plan designation.

Zoning Map



Future Land Use Map



TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Institutional	R-1 Residential Single-Family District	Church/Place of Worship
North	Suburban-Density Residential	R-1 Residential Single-Family District	Single-Family Residential
South	Suburban-Density Residential	R-1 Residential Single-Family District	Single-Family Residential
East	Suburban-Density Residential	R-1 Residential Single-Family District	Single-Family Residential
West	Suburban-Density Residential	R-1 Residential Single-Family District	Single-Family Residential

PRELIMINARY PLAN REVIEW

The proposed revised preliminary plan is for the expansion of the parking lot at Midwest Sikh Gurudwara to accommodate additional attendance, as well as the addition of an 800 SF accessory structure, which will remove 5 parking spaces. The proposed parking lot expansion, however, will add 110 parking spaces, bringing the site to a total of 226 parking spaces. The proposed maintenance building will house lawncare equipment and other site maintenance equipment. The maintenance building will architecturally match the material of the primary Gurudwara structure.

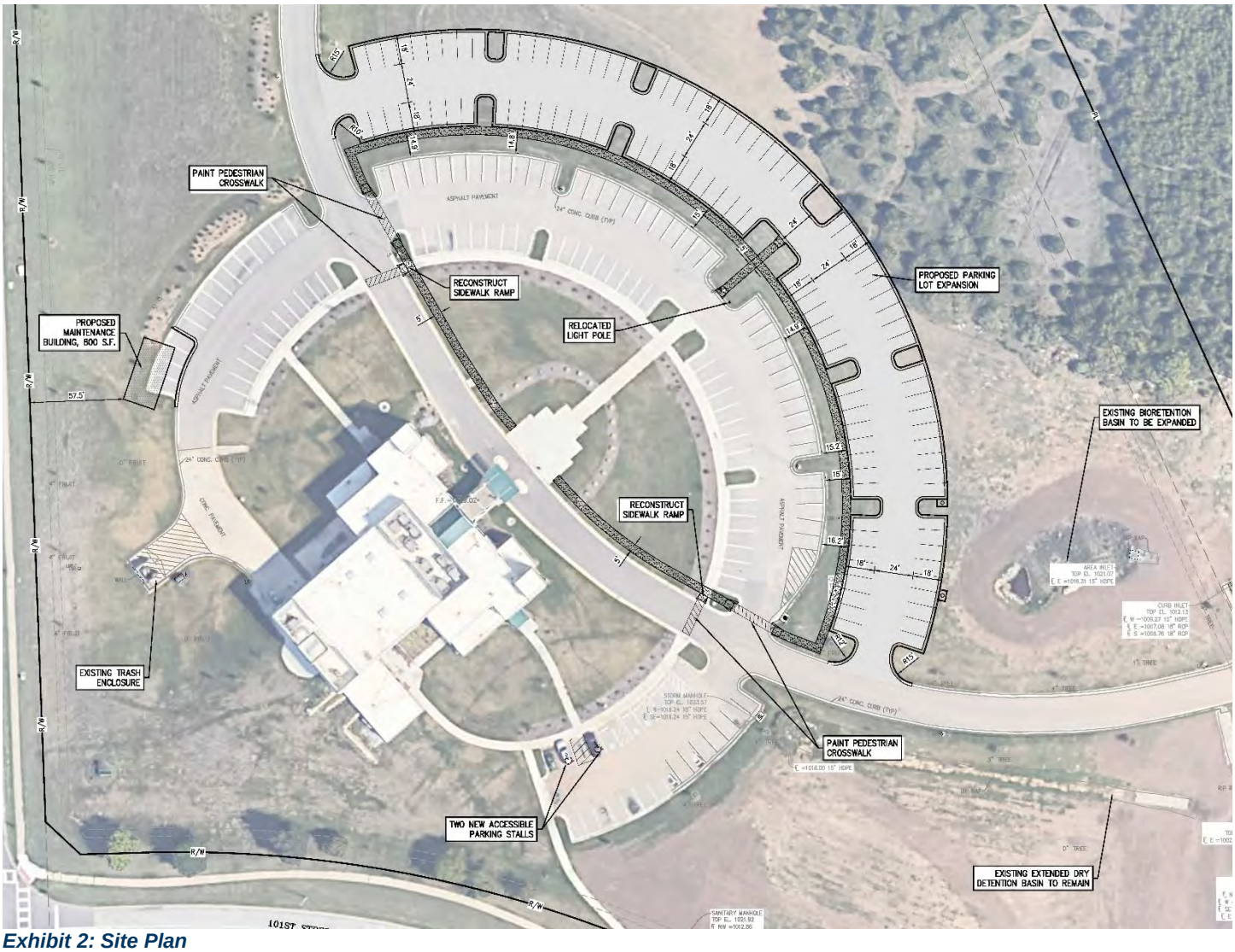


Exhibit 2: Site Plan

DIMENSIONAL STANDARDS

The proposed maintenance building is located on the western side of the property and is set back roughly 57' from the west property line. The existing principal structure is on average 30' tall, with decorative building elements extending up to between 38' and 56' tall. The proposed maintenance building is 15' tall.

TABLE 3: DIMENSIONAL ANALYSIS (MAINTENANCE BUILDING)			
Standard	**Required**	**Proposed**	**Difference**
Front Yard	35’	636’	**+ 601’**
Side Yard	30’	359’	**+ 329’**
Side Yard, Corner	30’	318’	**+ 288’**
Rear Yard	20’	57’	**+ 37’**
Building Height	35’ Maximum	15’	**- 20’**

PUBLIC IMPROVEMENTS

There are no public improvements required or proposed with this project. This project is an expansion of the parking lot and an addition of an accessory maintenance building on the site that will not require the construction or relocation of any public roads, trails, or sidewalks.

ACCESS, TRAFFIC, AND PARKING

Access into the site exists from both Lone Elm Road and 101st Street. There is an interior road which connects the parking lot to each entrance. The proposed parking lot expansion will connect to this interior road. In addition to the parking lot, interior sidewalks will be added between the existing and proposed parking lots and along the access drives to facilitate safe and convenient pedestrian movement throughout the property.

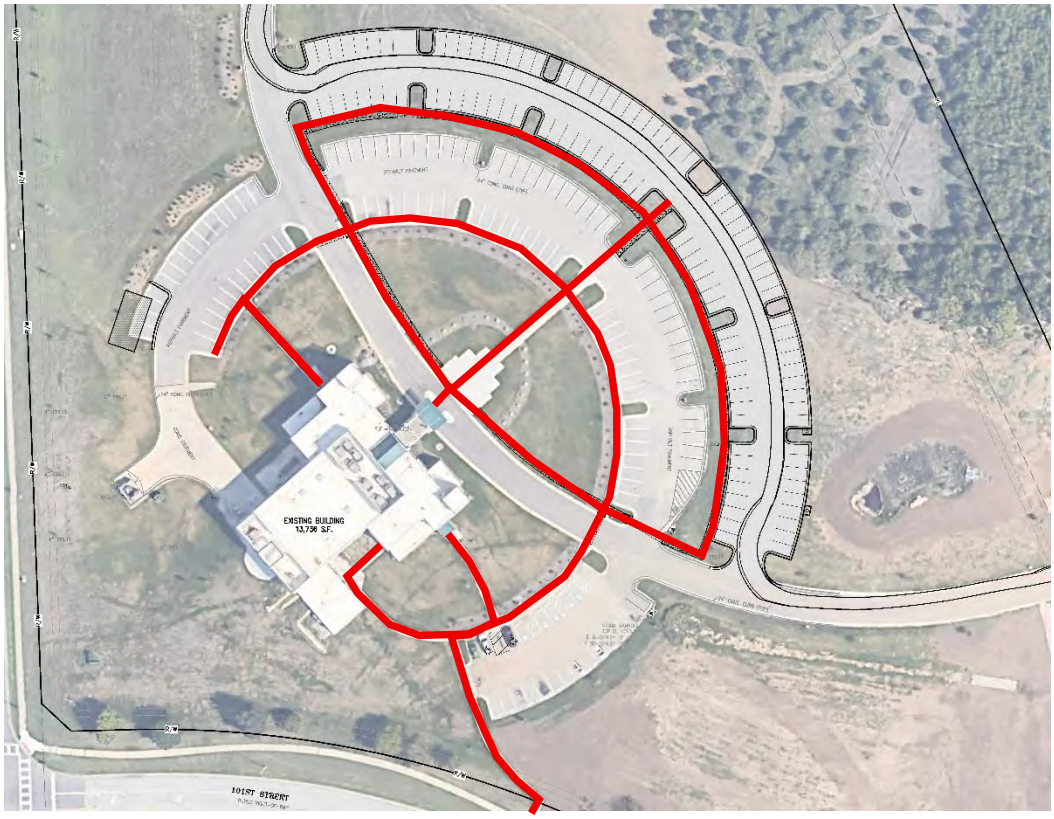


Exhibit 3: Proposed Pedestrian Circulation

Table 4 demonstrates compliance with parking requirements. Five existing parking spaces will be replaced by the proposed accessory structure, however, the proposed parking lot expansion will yield a net increase of 105 parking spaces.

TABLE 4: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Current Parking	Proposed Parking	Difference (Required vs Proposed)
Church or Place of Worship	1 space per 3 seats in main assembly area	109	121	226	+ 117

STORMWATER

The applicant submitted a stormwater management plan for the proposed improvements demonstrating the intent of meeting the City's stormwater standards and requirements. The proposed stormwater runoff will be managed by the existing on-site facilities, which will be expanded to accommodate the additional impervious surface.

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.

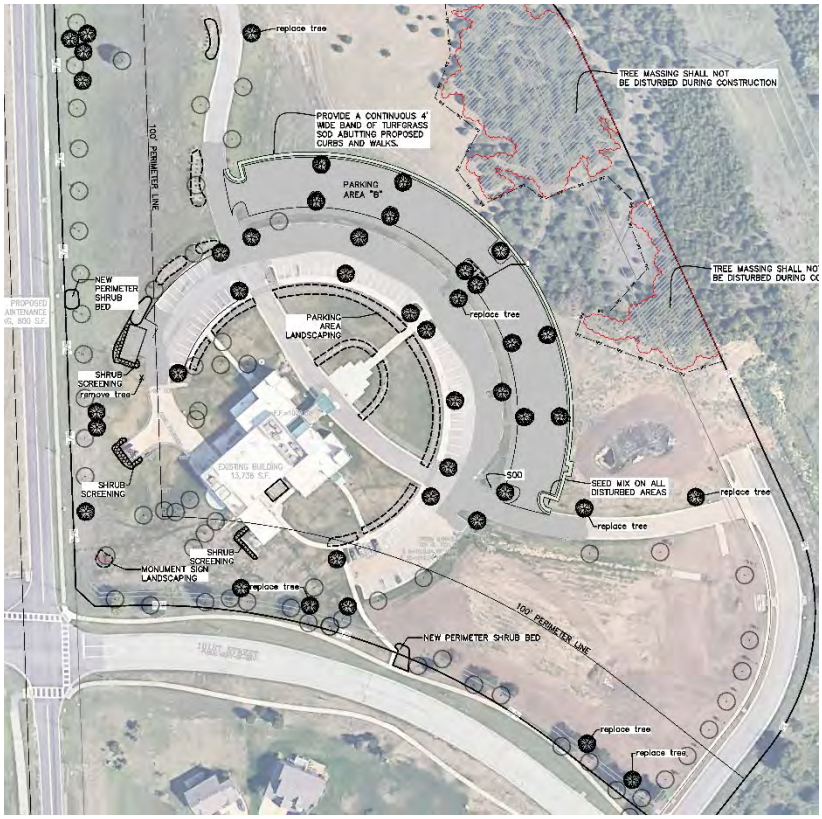
LIGHTING

Additional lighting will be added to the new parking lot. 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.

LANDSCAPING

Additional landscaping will be installed around the site, particularly surrounding the proposed maintenance building, the existing trash enclosure, and adjacent to outdoor mechanical equipment. Landscaping will also be added within the islands in the parking lot as required within Section 4-1-D-2-M. The applicant will also remove and replace existing plant material that is not thriving to ensure the originally approved landscaping is accurately maintained on-site.

At Right Exhibit 4: Landscape Plan



ARCHITECTURE

The proposed maintenance building will match the existing architecture of the Gurudwara, which features a modern design consisting of light beige EIFS, red brick, and brown asphalt roof shingles. Additional trim detailing will be provided around the garage doors and the wainscotting. A score line will wrap the building as well, as it does on the existing Gurudwara. There will be no changes to the principal structure as part of this plan.

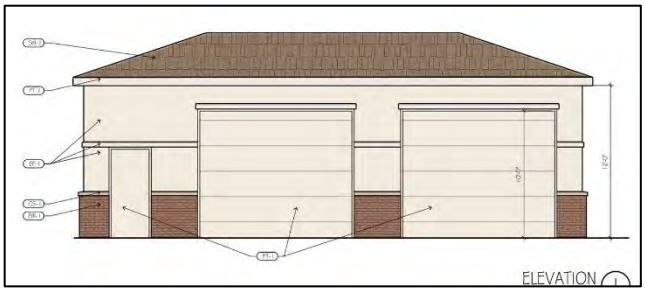


Exhibit 5: Front Elevation of the Maintenance Building

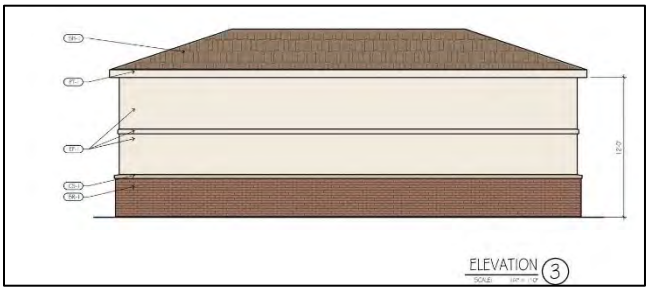


Exhibit 6: Rear Elevation of the Maintenance Building

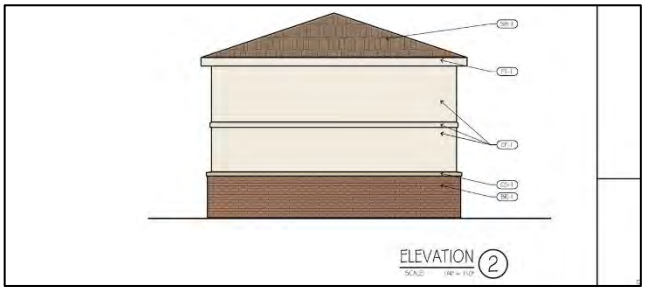


Exhibit 7: Side Elevation of the Maintenance Building

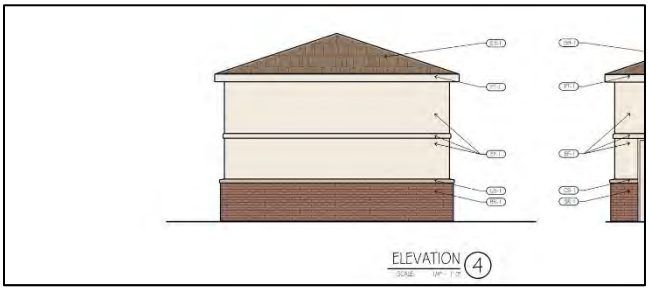


Exhibit 8: Side Elevation of the Maintenance Building

DEVIATIONS

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

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on November 17, 2026.
- The applicant must receive approval of a final plan application prior to applying for permit(s).
- 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 Midwest Sikh Gurudwara Parking Expansion and Maintenance Building.**

- The project will include a parking lot expansion with 105 additional parking spaces and a new 800 SF accessory structure to be used as a maintenance 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 ***Inclusive Community Building*** to create ***Vibrant Neighborhoods***.

REVISED PRELIMINARY PLAN

Staff recommends **APPROVAL** of the revised preliminary plan for PL26-03PR – **Midwest Sikh Gurudwara Parking Expansion and Maintenance Building** at 10050 Marion Street, for a church/place of worship.



Know what's **below.**
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

COMMERCIAL SITE & BUILDING SUMMARY TABLE

SITE DATA	SITE AREA	FAR
	11.91 AC.	0.0280
BUILDING DATA	BUILDING AREA	
EX. BUILDING	13,736 S.F.	
PROP. MAINTENANCE BUILDING	800 S.F.	
TOTAL	14,536 S.F.	

PARKING SUMMARY TABLE

PROVIDED	
EXISTING STANDARD SPACES – REMOVED	5
EXISTING STANDARD SPACES – REMAINING	111
EXISTING ACCESSIBLE SPACES	5
PROPOSED STANDARD SPACES	108
PROPOSED ACCESSIBLE SPACES	2
TOTAL	226

LEGAL DESCRIPTION:

LOT 1, MIDWEST SIKH GURUDWARA, A PLATTED SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

OPEN SPACE SUMMARY TABLE

OPEN SPACE REQUIREMENTS (CODE SECTION 4-1-B-26-A)		
LOT 1	EXISTING	PROPOSED
OPEN SPACE (60% MIN)	9.08 AC. – 76%	8.23 AC. – 69%
IMPERVIOUS	2.83 AC. – 24%	3.68 AC. – 31%

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- PROPOSED BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

N

SCALE: 1"=50'
0' 50' 100'

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1525
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

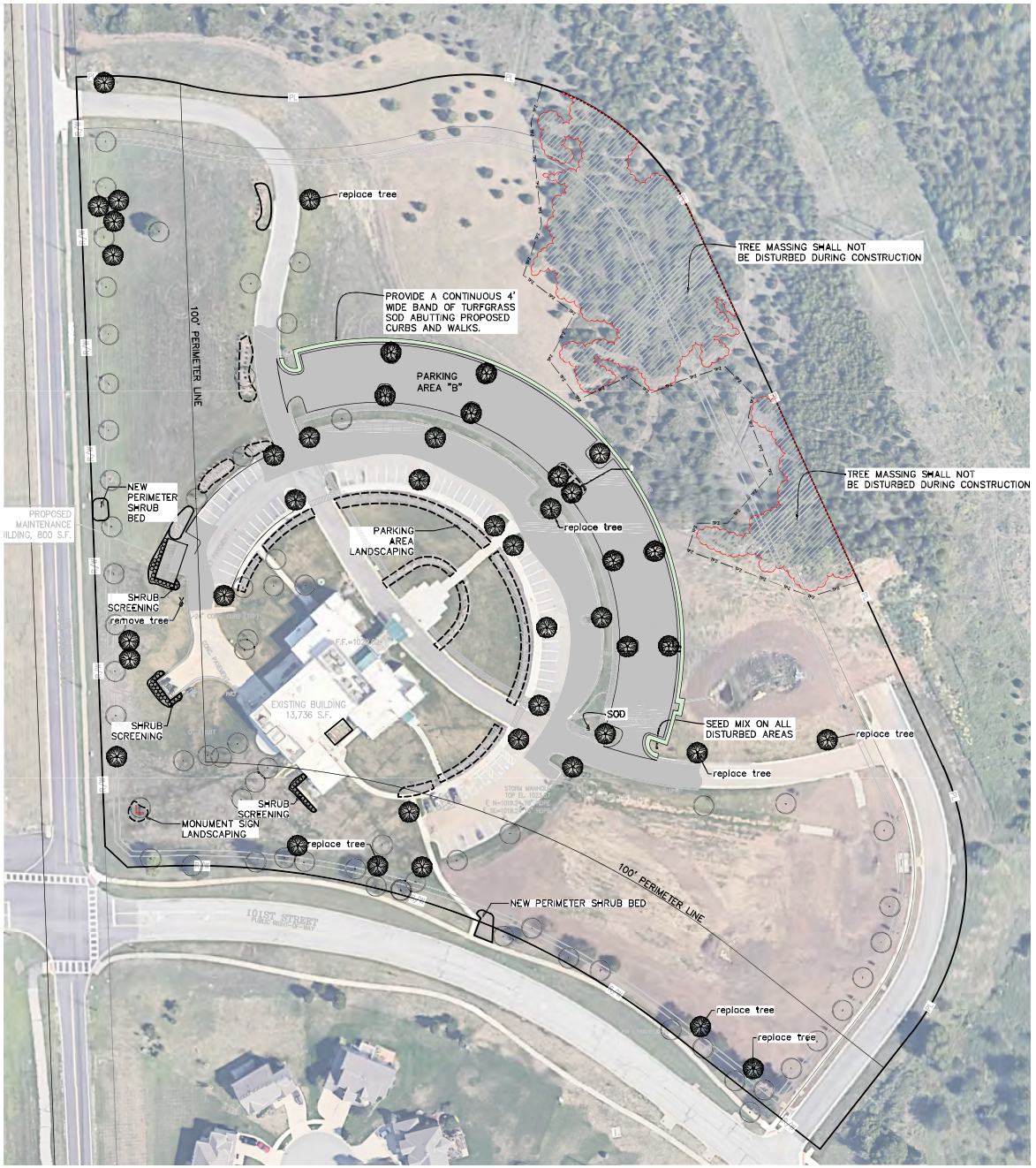
SITE PLAN – OVERALL

MIDWEST SIKH GURUDAWA – PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

No.	Date	Revisions	By	Appr.
1.	07-22-2026	REVISED PER CITY COMMENTS	AEB	DAF
2.	07-28-2026	REVISED PER CITY COMMENTS	AEB	DAF
3.	10-19-2026	REVISED PER CITY COMMENTS	AEB	DAF

PROJECT NO. 2620455
DATE: 6-26-2026 | DRAWN: AEB
CHECKED: DAF | APPROVED: DAF
CERTIFICATE OF AUTHORIZATION NUMBER: E-92
LANDSCAPE ARCHITECTURE – SP
CERTIFICATE OF AUTHORIZATION NUMBER: LA-2001008
CIVIL ENGINEERING – 2001008

SHEET
C100



CONCEPT PLANT SCHEDULE

SHADE TREES		43
EXISTING TREES	Existing Tree	66
SHRUBS		53

Additional landscaping utility and dumpster enclosure screening as shown. Additional landscape utility screening shall be installed per city of Overland Park requirements.

SYMBOL	LEGEND DESCRIPTION
	Existing Tree Area Preserved
TPZ	Tree Protection Zone Fencing
	Interior Landscape Area
	Turfgrass Sod Areas

4-1-D-2-L(1) Perimeter Plantings for Multifamily or Non-Residential Development Street Frontages

Per 100 LF Adjacent to	Total LF	Type	R/W	Plantings	Shade Trees	Evergreen Trees	Ornamental Trees	Shrubs	Bed (sf)
Building or Open Area	474	ARTERIAL	(min. 25' depth)	Required	9	0	5	57	356
Along Lane Elm				Existing	9	0	0	4	126
				Provided	0	0	6	53	230
				Total	9	0	6	57	356
Parking Lot and Parallel Drive Areas	130	ARTERIAL	(min. 25' depth)	Required	3	0	1	32	98
Along Lane Elm				Existing	3	0	1	0	0
				Provided	0	0	0	32	98
				Total	3	0	1	32	98
Service Areas	50	ARTERIAL	(min. 25' depth)	Required	1	0	1	19	38
Along Lane Elm				Existing	1	0	0	0	375
				Provided	0	0	1	22	0
				Total	1	0	1	22	375
Building or Open Area	602	COLLECTOR	(min. 25' depth)	Required	12	0	6	72	452
Along 101st St				Existing	12	0	4	0	125
				Provided	0	0	2	72	327
				Total	12	0	6	72	452
Parking Lot and Parallel Drive Areas	94	COLLECTOR	(min. 25' depth)	Required	2	0	1	12	71
Along 101st St				Existing	2	0	1	0	0
				Provided	0	0	0	12	71
				Total	2	0	1	12	71
Service Areas	33	COLLECTOR	(min. 25' depth)	Required	1	0	1	12	25
Along 101st St				Existing	2	0	1	0	252
				Provided	0	0	0	13	0
				Total	2	0	1	13	252

Note: The minimum number of shade trees along street frontages should be located within 15' of the R/W or as close to R/W as site allows

4-1-D-2-N Land Use Buffers

Land Use Intensity Factor and Credits								Buffer Type		Planted Per 100 LF of Buffer			
Proposed Land Use	Label	LF of Buffer	LUI Factor	Intervening ROW	Reduction of LUI Difference	Utility or Drainage Esmt	Reduction of LUI Difference	LUI Difference*	Buffer Width (LF)	Quantity Type	Shade Trees	Evergreen	Shrubs
Residential: Less than 4 units per acre	NE Lot	1650	1	–	0	–	0	1	10	Required	17	33	165
										Existing**	99	99	199
										Provided	0	0	0
										Total	99	99	199

*The LUI Difference shall not be reduced to a factor of less than two (2) and, if the required landscape may not be located within the easement area, the resulting buffer width must be added to the width of the adjacent easement.
**Tree and shrub quantities are schematic. A formal tree survey has not been implemented.

4-1-D-2-J. Street Trees Adjacent to Single-Family/Duplex Residential Rights-of-Way

Street Name (Public ROW)	LF of Street Frontage	Tree Spacing	Required Trees	Tree Credits	Provided Trees	Total
Lone Elm Road	757	40	19	13	6	19
101st Street	758	40	19	34	0	34

4-1-D-2-M Internal Parking Lot, Landscaped Areas (>10 spaces & 3500 SF)

Distinct Lot Area	Total Parking Lot Area (SF)	Predominant Use	Internal Landscape Area	
Parking Area A	67802	INSTITUTIONAL	Required	3390
			Existing	7381
			Provided	600
			Total	7981

4-1-D-2-i(2). Tree Credits

Tree Size	Number	Tree Credit
2"–10" caliper trees	42	42
>10" caliper trees	17	34
Total	59	76

811 Know what's **below.** **Call** before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

SCALE: 1"=50'

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, KS 66061
(913) 393-1155
www.phelpsengineering.com

LANDSCAPE PLAN

MIDWEST SIKH GURUDAWA – PARKING LOT ADDITION
10050 MARION STREET,
LENEXA, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	07-25-2026	REVISED PER CITY COMMENTS	AEB	DAF
2.	07-28-2026	REVISED PER CITY COMMENTS	AEB	DAF

PROJECT NO. 250245
DATE: 06-26-2026 DRAWN BY: MGW
CHECKED BY: APPROVED BY: DAF
ACAD VERSION: AUTOCAD 2025
PLOT SCALE: 1:1
PLOT STYLE TABLE: LDP.ctb
LAYOUT: L100
XREFS: 250245-XREF.dwg
ADDITIONAL XREFS: 250245-XREF.dwg

SHEET
L100

7. 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

APPLICANT PRESENTATION

Doug Ubben, with Phelps Engineering, located at 1270 N. Winchester Street in Olathe, Kansas, presented the application on behalf of Midwest Sikh Church. He described the proposal as an expansion of the existing parking lot, the addition of a maintenance building, and associated site improvements. The proposed improvements included 105 additional parking spaces along the northeast side of the existing parking lot and a new maintenance building on the west side of the property, adjacent to Lone Elm Road. Additional improvements included installing sidewalks throughout the site to improve pedestrian safety, along with crosswalks and sidewalk ramps. New landscaping would be added to meet code requirements for the expanded parking lot, and existing landscaping would be evaluated, with trees that had not survived well since the original construction replaced. To accommodate the additional impervious surface area and stormwater runoff, the existing bioretention/detention basin would also be expanded.

STAFF PRESENTATION

James Molloy presented the staff report for the revised preliminary plan for the Midwest Sikh Gurudwara parking lot expansion and maintenance building. He provided a brief overview of the proposal, which included expanding the existing parking lot from 121 to 226 spaces and adding an 800-square-foot maintenance building. The property is located at the northeast corner of 101st Street and Lone Elm Road, is zoned R-1, Single-Family Residential District, and is designated Institutional on the Future Land Use Map.

Oliver Zigmund, Planning Intern, continued to present the staff report and reviewed the general location of the site in Lenexa, north of K-10 and east of K-7, near the intersection of 101st Street and Lone Elm Road. He explained that the property is surrounded primarily by R-1 zoning, with CP-O, Planned General Office District, and Agricultural zoning in the surrounding area. Other houses of worship are located southwest of the site. The Future Land Use Map designates the property as Institutional, with surrounding areas designated for Suburban Density Residential. The proposed site plan includes an additional band of parking wrapping around the existing parking lot and an 800-square-foot maintenance building on the west side of the property. The building would occupy an area encompassing five parking spaces, which would be accounted for within the additional parking provided. Mr. Zigmund reviewed the parking calculations, noting that the development required 109 parking spaces and the proposed total of 226 spaces would provide a surplus of 117 spaces. The pedestrian circulation plan included improved walkways and crosswalks throughout the site. The landscaping plan called for replacing distressed trees and shrubs, adding landscape screening around the proposed maintenance building, and planting additional trees within the parking lot islands. He also reviewed the maintenance building elevations, explaining that the design would complement the existing Gurudwara structure through the use of a stucco façade, brick wainscoting along the lower portion, and a trim detail to break up the building façade. Staff recommended approval of the project.

PLANNING COMMISSION DISCUSSION

Commissioner Horine asked the applicant why the maintenance building was proposed to be located near the street rather than farther back along the circular drive. He noted that the building appeared to have garage doors and questioned whether it would be used to store equipment such as lawnmowers or snowplows, which could potentially be parked elsewhere on the paved area. Doug Ubben explained that the maintenance building would be used for lawn care and general groundskeeping equipment. He stated

that the proposed location was the church's preference. In response to Commissioner Horine's concern about the building's proximity to the street, he noted that the applicant had worked with Staff to ensure the building's materials and colors would complement the existing structures and maintain a cohesive appearance.

Chairman Poss stated that he had no additional questions or comments and agreed that the application was relatively straightforward, as others had indicated. However, he echoed Commissioner Horine's concern regarding the proposed location of the maintenance building, noting that it seemed unusual. He asked about the grading in that area of the site and whether the building would be situated in a low-lying area or depression. Doug Ubben explained that the maintenance building would be located approximately 55 to 57 feet from the property line and would sit below the elevation of Lone Elm Road due to the existing grading. He confirmed that the area was in a cut as the terrain rises toward Lone Elm, meaning motorists along the road would primarily see the roof of the building.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the revised preliminary plan for **Midwest Sikh Gurudwara Parking Expansion and Maintenance Building** at 10050 Marion Street, for a church/place of worship.

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

DRAFT

CITY COUNCIL
MEMORANDUM

ITEM 16

SUBJECT: Consideration of a revised preliminary plan/plat for Hy-Vee & The Shops at Freedom Fields located at the southeast corner of 83rd Street & K-7 Highway in the CP-2, Planned Community Commercial District

CONTACT: Stephanie Sullivan, Planning Manager

DATE: November 17, 2026

ACTION NEEDED:
Approve the revised preliminary plan/plat for Hy-Vee & The Shops at Freedom Fields located at the southeast corner of 83rd Street & K-7 Highway, in the CP-2, Planned Community Commercial District.

APPLICANT:
Greg Watson, McClure Engineering

OWNER:
K-7 Partners, LLC

PROPERTY LOCATION/ADDRESS:
Southeast corner of 83rd Street & K-7 Highway

PROJECT BACKGROUND/DESCRIPTION:
The applicant requests approval of a revised preliminary plan/plat for Hy-Vee & The Shops at Freedom Fields, a 32.47-acre commercial development at the southeast corner of 83rd Street & K-7 Highway in the CP-2, Planned Community Commercial District. The plan includes nine new buildings totaling 215,415 square feet. The first phase would include a 93,000-square-foot Hy-Vee grocery store and a convenience store with gasoline sales. The remaining buildings would accommodate office, retail, restaurant, and banking uses. The preliminary plat includes eight lots and one tract for shared access.

The proposed uses are consistent with the existing CP-2 zoning. The proposed commercial layout allows the site to develop as a coordinated center with access to 83rd Street and Woodsonia Drive and provides office uses and landscaped separation along the southern boundary adjacent to Westside Family Church.

The applicant requests two deviations, one to allow portions of the development within the 100-foot setback along K-7 Highway and one to reduce the required 50-foot vehicle queuing distance at the fuel pumps. Staff supports both deviations. The development would also include a 10-foot-wide trail along the 83rd Street frontage that connects to the existing trail at Freedom Fields Park.

STAFF RECOMMENDATION:
Approve the revised preliminary plan/plat.

PLANNING COMMISSION ACTION:
This item was considered as Regular Agenda Item 6 at the November 2, 2026 Planning Commission meeting. Commissioner Woolf recused himself due to a conflict of interest.

The Commission discussed traffic congestion on 83rd Street near the K-7 ramps and the timing of improvements at Monticello Terrace. Staff explained that vehicles exiting the development at Monticello Terrace would be limited to right turns onto eastbound 83rd Street when the development opens. Full access would remain available at the signalized Woodsonia Drive intersection. A future median could also restrict left-turn exits from the Shawnee side as development and traffic increase. Commissioners also asked how the Woodsonia Drive extension would serve Westside Family Church and how the proposed trail could eventually connect farther west toward K-7.

Commissioners encouraged additional architectural detail and landscaping along the west and south sides of the grocery store because of their visibility from K-7. They also suggested reducing excess parking to make room for more landscaping during final plan review.

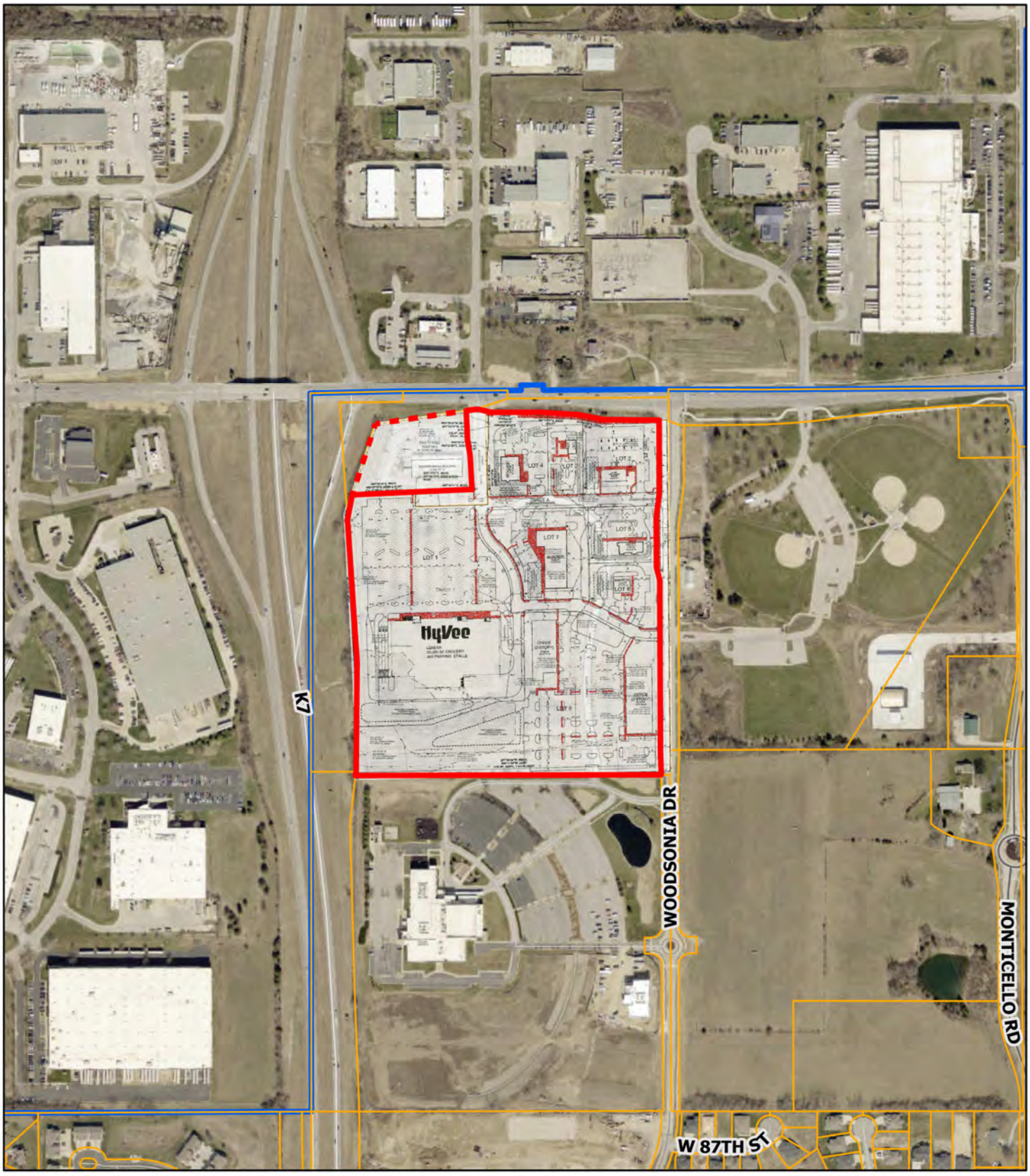
Chairman Poss entertained a motion to recommend **APPROVAL** of the revised preliminary plan/plat for Hy-Vee & The Shops at Freedom Fields at the southeast corner of 83rd Street & K-7 Highway for retail, convenience store, general gasoline sales, office, fast-food and general restaurant, and banking services uses. Moved by Commissioner Harber, seconded by Commissioner Jamison, and carried by a unanimous voice vote.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040	**Guiding Principles**
Thriving Economy	Responsible Economic Development

ATTACHMENTS

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



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

Hy-Vee & Shops at Freedom Fields

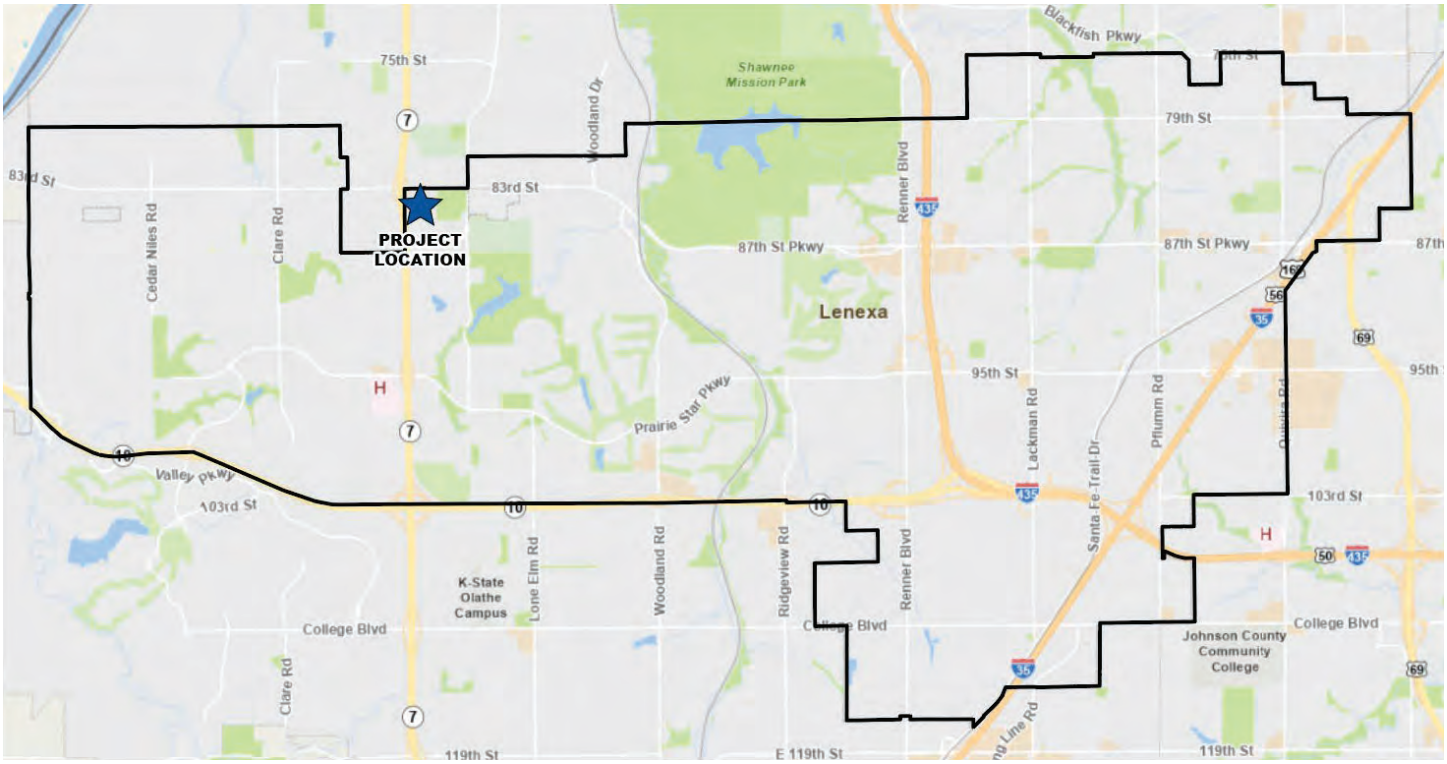
N

0 250 500 1,000 Feet

Lenexa KANSAS

HY-VEE & THE SHOPS AT FREEDOM FIELDS

Project #:	PL26-05PR	**Location:**	Southeast corner of 83rd Street and K-7 Highway
Applicant:	Greg Watson, McClure Engineering	**Project Type:**	Revised Preliminary Plan/Plat
Staff Planner:	Dave Dalecky	**Proposed Use:**	Retail, Convenience Store, Gasoline sales, general, Office, Restaurant, fast food, Restaurant, general, and Banking services



PROJECT SUMMARY

The applicant requests approval of a revised preliminary plan/plat for Hy-Vee & The Shops at Freedom Fields. The subject site is a 32.47-acre tract of land located at the southeast corner of 83rd Street and K-7 Highway and is zoned CP-2, Planned Community Commercial District. The development includes nine new buildings on eight lots. A multitenant outparcel building was constructed in 2004 at the northwest corner of the commercial center and is considered part of the overall commercial development but is not under the same ownership as the remaining undeveloped area included within this application. The proposed development includes a Hy-Vee grocery store, convenience store with gasoline sales, two office buildings, and five additional outparcel buildings. The applicant is requesting two deviations with the preliminary plan – one related to the required freeway setback and one related to gasoline pump queuing distance. This project does not require a public hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site is a 32.47-acre tract of undeveloped land located at the southeast corner of 83rd Street and K-7 Highway. The site was annexed into Lenexa in 1986 and zoned AG, Agricultural District. The site was rezoned to CP-2, Planned Community Commercial District and BP-1, Planned Business Park District for community retail and business park uses in January 2000. The plan from January 2000 is titled 83rd Street & K-7. This plan showed several retail buildings oriented to 83rd Street and a row of buildings along Woodsonia Drive and the south property line designated for business park uses. A multitenant retail building was constructed at the northwest corner of the site per the initial plan for the commercial center. This initial development included parking areas and the main access drive into the site from 83rd Street.

In December 2004, a portion of the site was rezoned from the BP-1 Zoning District to the CP-2 Zoning District. This plan resulted in CP-2 zoning for the entire 34-acre site, which includes the developed parcel and private drive to the northwest of the subject site. The plan from December 2004 is titled The Shoppes at Willowridge. This plan showed a large single-use retail building, and several outparcel retail buildings and multitenant buildings.

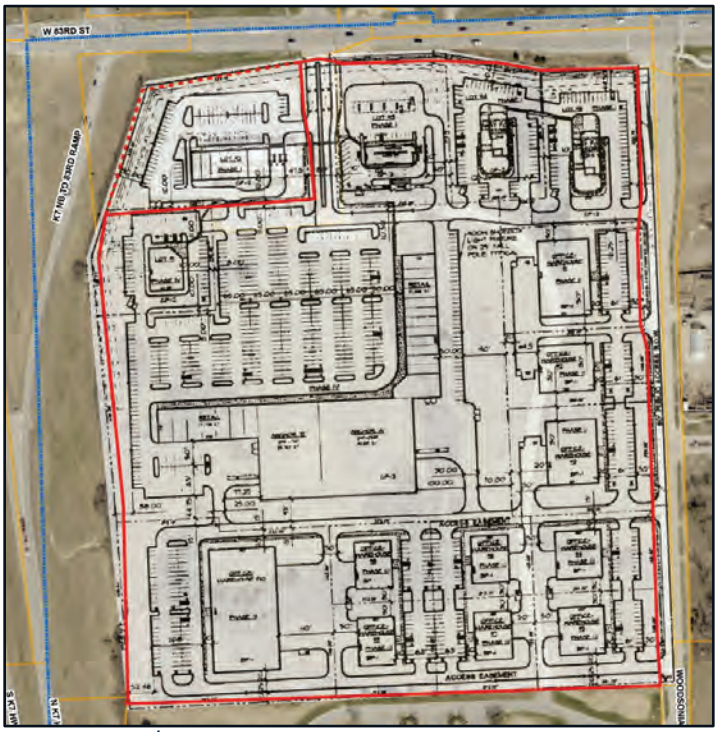
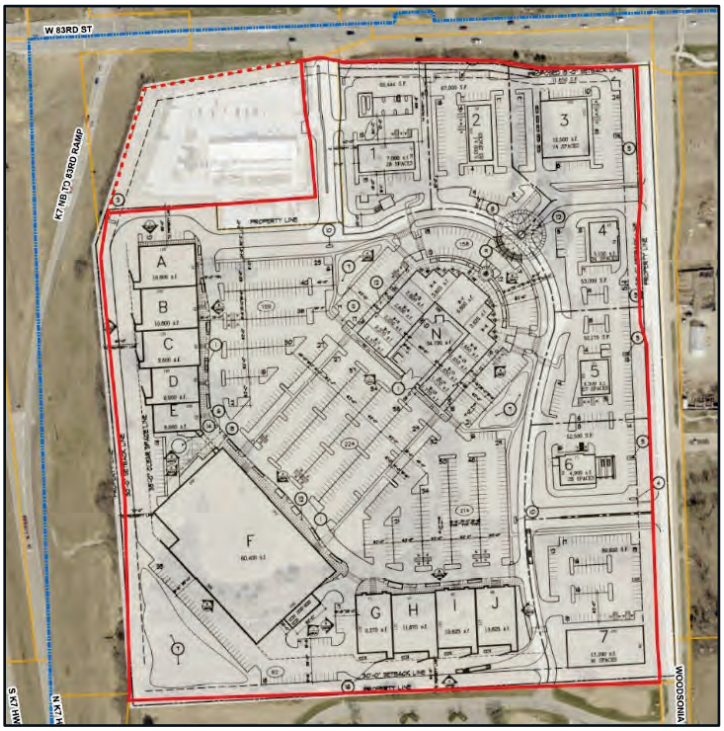


Exhibit 1: 83rd Street & K-7 Plan (image on the left)



Shoppes at Willowridge (image on the right)

In 2024, the Lenexa Comprehensive Plan was updated. The update included a change to the Future Land Use (FLU) classification of the south 9.5 acres of the site from Community Commercial to High-Density Residential. The change is described as a "key undeveloped area" where current market trends are evolving and the potential for different development patterns are emerging. The site remains zoned CP-2 to allow office and retail uses.

TABLE 1: PREVIOUS APPLICATIONS			
Project No.	**Type**	**Name**	**Date Approved**
RZ99-07	Rezoning	83rd Street & K-7 Development	January 18, 2000
PL99-08P	Preliminary Plan	83rd Street & K-7 Development	January 18, 2000
PL00-08F	Final Plan	83rd Street & K-7 Development	July 31, 2000
PT03-21F	Final Plat	83rd Street Equities	December 1, 2003
PT04-09FR	Revised Final Plat	83rd Street Equities	April 6, 2004
RZ04-18	Rezoning	The Shoppes at Willowridge	December 21, 2004
PL04-19P	Preliminary Plan	The Shoppes at Willowridge	December 21, 2004

LAND AREA (AC)	BUILDING AREA	CURRENT ZONING	COMP. PLAN
32.47	215,415 SF	CP-2	Community Commercial and High-Density Residential



Exhibit 2: Aerial image.

LAND USE REVIEW

The subject site is undeveloped land on the south side of 83rd Street between Woodsonia Drive on the east and K-7 Highway on the west. The site is zoned CP-2 and there is an existing multitenant retail building at the northwest corner of the site. The existing outparcel is not part of the ownership of the remaining undeveloped part of the site but is considered a part of the overall shopping center.

In 2024, the Lenexa Comprehensive Plan was updated. The update included a change to the Future Land Use (FLU) classification of the south 9.5 acres of the site from Community Commercial to High-Density Residential. The change is described as a "key undeveloped area" where current market trends are evolving and the potential for different development patterns are emerging. The site remains zoned CP-2 to allow retail uses. The preliminary plan shows a grocery store and convenience store with gasoline sales. The other buildings are identified as restaurants, bank, office and retail uses. The proposed commercial development is consistent with the existing CP-2 zoning and the classification of Community Commercial but does not implement the High-Density Residential classification on the southern portion of the site. Staff supports the proposed arrangement because it provides a coordinated layout for the commercial center, accommodates office uses and landscaped separation along the southern boundary adjacent to Westside Family Church, and takes advantage of the site's proximity to K-7 Highway and access to 83rd Street and Woodsonia Drive. Staff anticipates evaluating a corresponding Future Land Use Map amendment during a subsequent comprehensive plan annual review.

Zoning	Future Land Use Map
	

TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Classification	Zoning	Current Use
Subject Property	Community Commercial & High-Density Residential	CP-2, Planned Community Commercial District	Undeveloped
North	*Regional Commercial & Industrial/Warehouse (City of Shawnee)*	*CH, Commercial Highway, PI, Planned Industrial, & AG, Agricultural (City of Shawnee)*	*Restaurant, fast food, Convenience store, Gasoline sales, Manufacturing, & Agricultural (City of Shawnee)*
South	Institutional	R-1, Residential Single-Family District	Church or Place of Worship
East	Public/Open Space	AG, Agricultural District	Public Park
West	*Industrial/Warehouse (City of Shawnee)*	*CH, Commercial Highway & PI, Planned Industrial (City of Shawnee)*	*Restaurant, fast food, Manufacturing, Office, Wholesale and warehousing, general, & Construction sales and service, general (City of Shawnee)*

PRELIMINARY PLAN REVIEW

The proposed development is an approximately 32-acre commercial center site to include a grocery store, convenience store, restaurants, retail, and office uses. The plan contains nine buildings and associated parking areas for each building. The plan contains 215,415 SF of proposed floor area for the nine new buildings. The one existing multitenant building in the northwest corner of the site is 12,150 SF for a total of 227,565 SF of cumulative building floor area within the entirety of the ten buildings within the commercial center.

The grocery store is a 93,000 SF building located on the west side of the site. The grocery store will face north to 83rd Street. The grocery store parking area is on the north side of the building, and the loading and delivery area is on the south. The new outparcel and office buildings are on the east side of the site. The buildings vary in size depending on the intended use. A 5,000 SF convenience store with gasoline sales is at the northeast corner of the site. The convenience store is proposed to be part of the initial phase of development of the site with the grocery store.

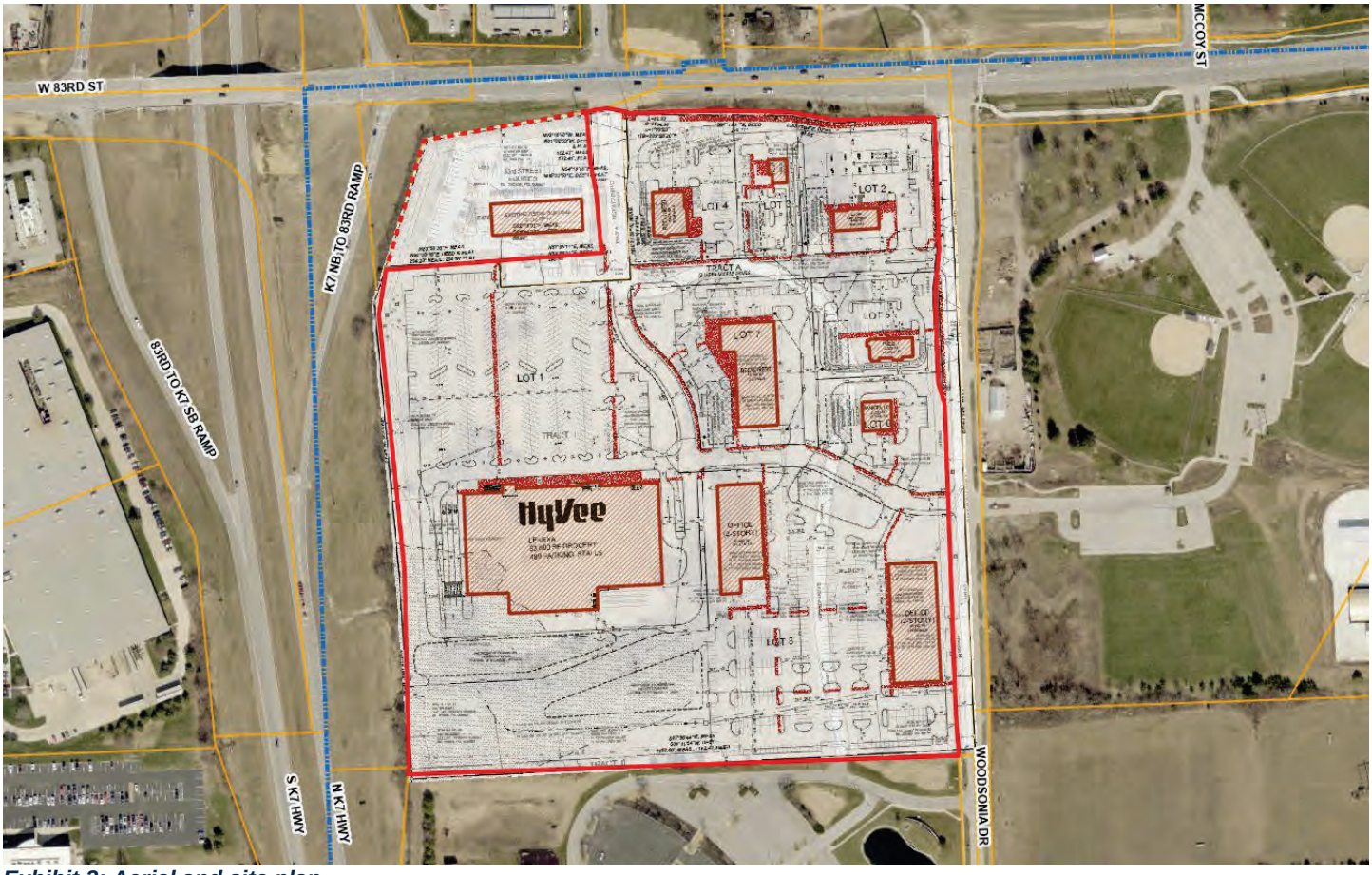


Exhibit 3: Aerial and site plan.

Each retail building is on a separate lot, and the two office buildings are on a single lot. Each lot will have access to the main private drives through the site. The main private drives access the adjacent public streets, 83rd Street and Woodsonia Drive. The main access to 83rd Street is constructed and provides access to the existing multitenant building. This drive is opposite Monticello Terrace on the north side of 83rd Street.

DIMENSIONAL STANDARDS

The proposed development complies with the dimensional requirements of the Unified Development Code (UDC), aside from two requirements, the Special Property Development Regulation for freeway setback stated in Section 4-1-B-26-C-1 and the vehicle queue dimension for a gasoline sales pump station stated in Section 4-1-D-1-N. The applicant is requesting deviations from these two UDC requirements.

K-7 Highway is on the west side of the site and considered a freeway. The grocery store, associated parking, and loading areas are the components of the development adjacent to the west property line. The property line is not a continual straight line; therefore, the setback of the drive and row of parking on the west side of the site varies. The setback is 50' at the closest point and is 62' at the north end of the parking area. The building is 87.3' at the closest point, which is a canopy structure over the grocery pickup lanes. The main part of the grocery store is over 100' from the west property line. Adjustments are made from preliminary to final plans which can affect the setback distance of the building from the property line. Per Section 4-1-H-4-D of the UDC, consistency among the different stages of plan approval are made based on the criteria in the code section. Reasonable adjustments of building setbacks may be made from preliminary to final plan.

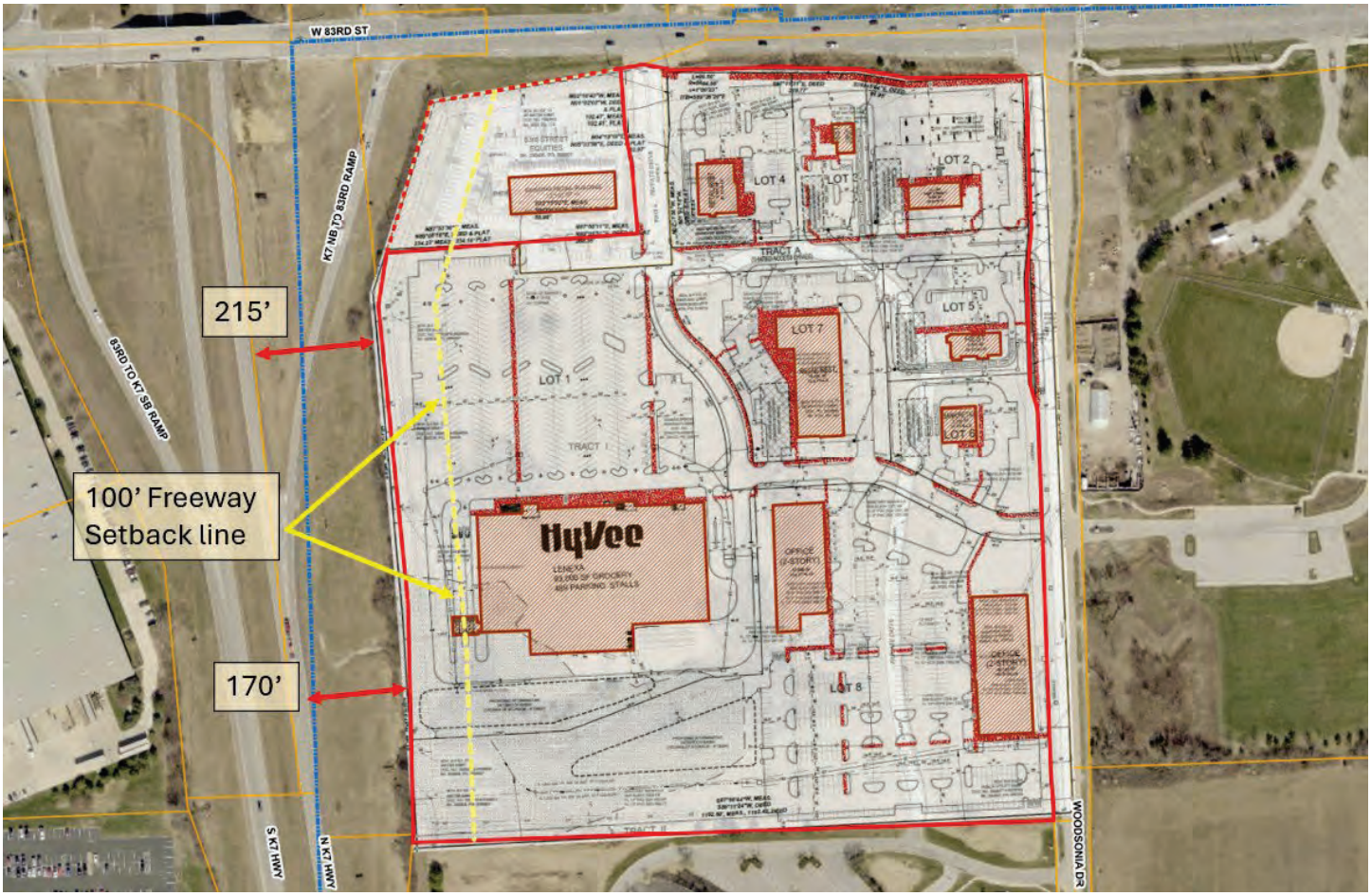


Exhibit 4: Freeway special setback deviation.

Deviations to encroach into the 100' freeway setback have been granted for several developments that have similar circumstances. The purpose of the setback is to reduce the noise impacts from the adjacent highway. Commercial developments do not require the same consideration for the noise level of the adjacent interstate or highway as residential development. Commercial developments are active places where cars continually

maneuver throughout the area and generate ambient noise. The distance of the through lanes of the highway from the property line is also a consideration for a setback deviation. The through lanes of K-7 Highway are between 170’ and 215’ from the west property line of the site.

Additional considerations are the depth of the encroachment and what is encroaching. In this case, the proposed setback is 50’ at the closest point, which will provide substantial space for landscape materials to be installed, and the encroaching site features are parking areas and drive aisles. These are site features which are not areas where noise attenuation is particularly relevant. Site amenities and outdoor seating areas are features that should be buffered and protected from increased road and vehicle noise.

Recently approved developments adjacent to K-7 and K-10 Highways have been approved with similar setback encroachment deviations. Two examples are Canyon Ridge (PL23-12P), a Planned Unit Development (PUD) located at the northwest corner of K-10 Highway and Canyon Creek Boulevard and Solera (PL25-03CP & PL25-09P), a commercial and multifamily residential development located at the southeast corner of Prairie Star Parkway and K-7 Highway.

Section 4-1-D-1-N of the UDC states the drive-thru queuing dimension or vehicle spaces for the different types of vehicle queuing situations. A gasoline pump island is required to provide 50’ of queue space around each fuel pump station. The convenience store with gasoline sales has a multi-pump gasoline “island” typical for modern convenience store and gasoline sales businesses. The convenience store fuel pump canopy is within an acceptable dimension for circulation between and around the gas pump stations. The dimensions range from 34’ at the closest and 46.9’ at the farthest. These dimensions are consistent with other deviations recently approved for convenience stores with gas pump islands. Two recent examples are the convenience store in the Canyon Ridge PUD (PL23-12P) and the QuikTrip Convenience Store (PL20-08F) at 11200 87th Street Parkway.

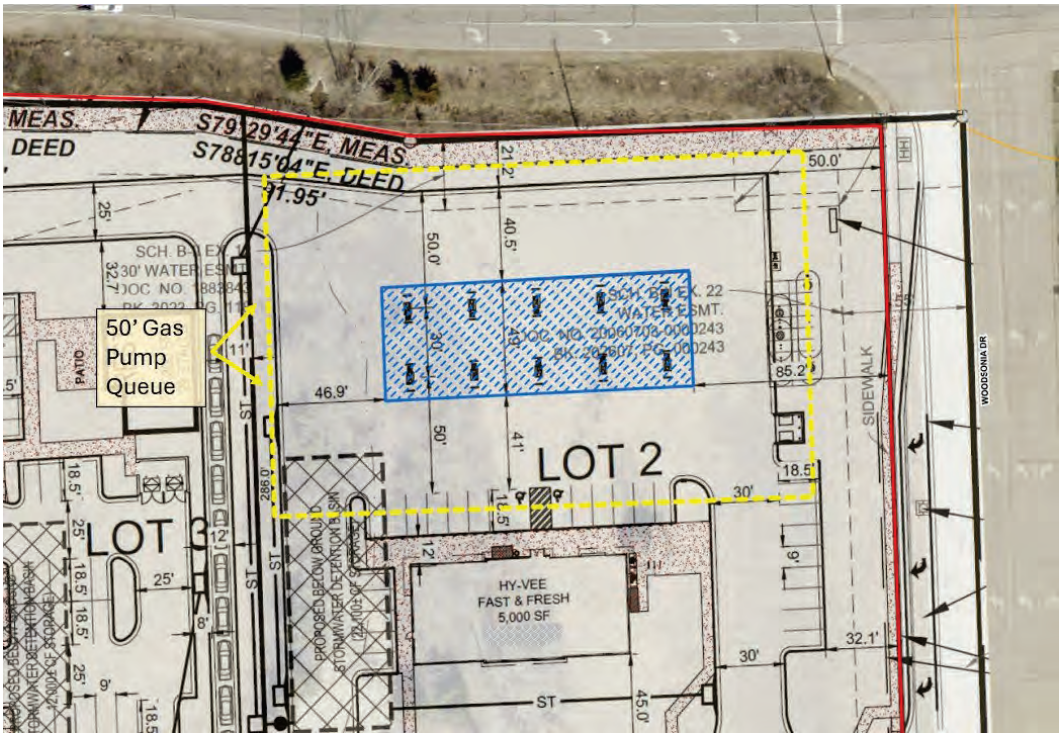


Exhibit 5: Gas pump queue setback deviation.

PUBLIC IMPROVEMENTS

The peripheral streets of the site, 83rd Street and Woodsonia Drive, are now constructed. Modifications to 83rd Street are planned as part of a street improvement project by the City of Shawnee (see Exhibit 6 below). This is the Monticello Terrace intersection which is now a full movement intersection. The improvements in 83rd Street will be completed in phases: to extend the turn lanes initially and in the future add a raised median (shown in red in the exhibit) to restrict cross movement as traffic through the intersection increases.

The new median at the exit point of the Hy-Vee development will change the turn movements from a full movement intersection to a three-quarter turn intersection (right-in, right-out, left-in only). Vehicles will not be able to exit the site at this point and cross Monticello Terrace or turn westbound onto 83rd Street. The full access point for this development is at the signalized 83rd Street and Woodsonia Drive intersection. Construction of the controlled right-turn median island will be the responsibility of the applicant with construction of the first building.

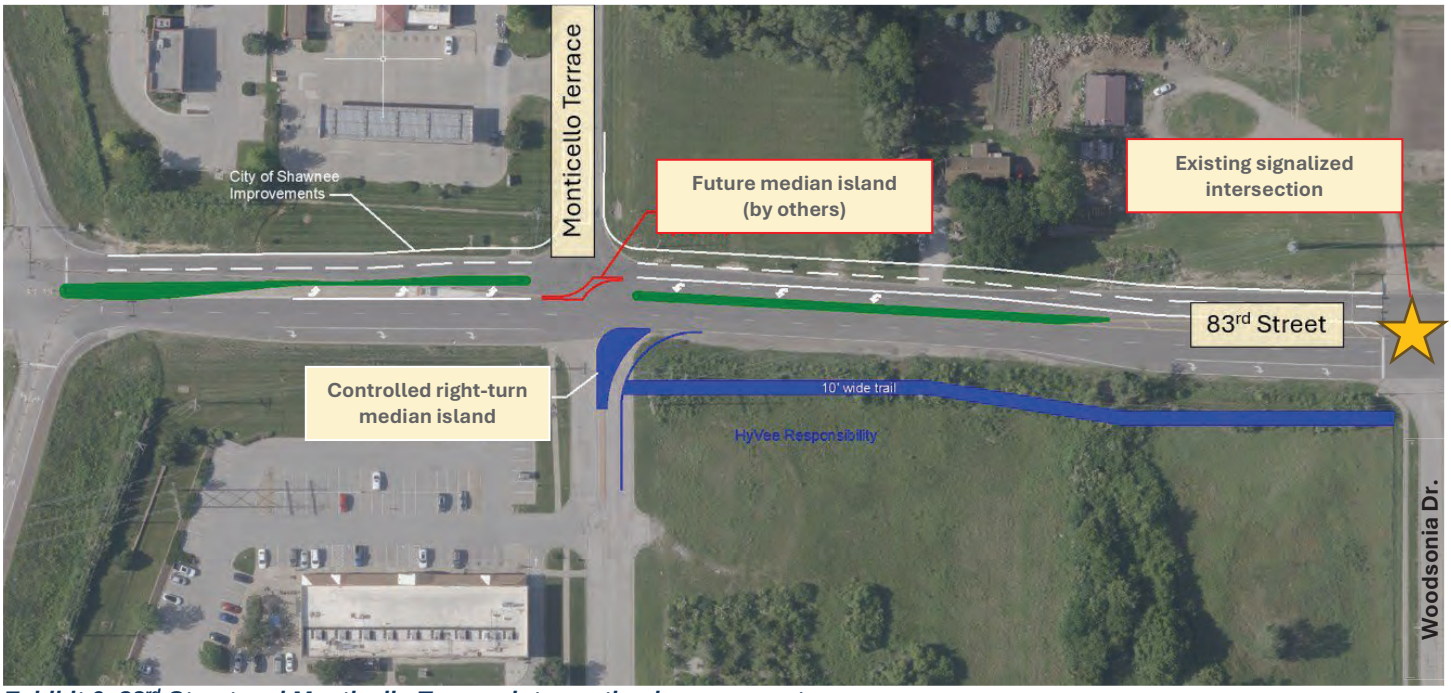


Exhibit 6: 83rd Street and Monticello Terrace intersection improvements.

Two points of access are shown from Woodsonia Drive into the development. A turn lane will be constructed for southbound vehicles to turn into the site at the north drive entrance. The turn lane will be required concurrent with the construction of the first building in the development.

The pedestrian path on 83rd Street is a section of the City's trail system. The trail will be constructed as a 10' wide concrete path along the frontage of the site. An easement is required to be dedicated for the trail to be located at an appropriate separation from the edge of the street and to avoid existing utility poles on the south side of 83rd Street. The location and width of the easement will be coordinated with the plat submittals for the development. The trail is to be constructed by the developer at the time of the first pad site building on 83rd Street, presumed to be the convenience store.



Exhibit 7: Park trail on 83rd Street.

ACCESS, TRAFFIC, AND PARKING

The drive access locations and circulation network within the development are acceptable as shown on the preliminary plan. The main drives through the development provide access to each lot. Internal drive locations are shown to align for appropriate circulation and allow for intuitive movements as vehicles circulate through the site. The grocery store and convenience store are the initial phase. The other outparcel lots do not have a determined use or configuration. Changes may be made to the outparcel layouts, internal parking areas, and drive aisles, which is routine as a large multibuilding project continues to develop over time. The expectation is the drive locations will be designed to reduce conflicting movements and provide for safe and efficient vehicle circulation.

The drive entrance location on 83rd exists and will be modified as noted previously in this report. The two drive entrance locations on Woodsonia Drive are appropriately spaced apart. The southern drive entrance aligns with the drive into Freedom Fields Park. The main circulation drives will be constructed as part of the initial phase of the development.

The grocery store parking lot uses angled parking for most of the parking spaces, and 90-degree parking is used for the outer rows. This configuration results in one-way circulation through the interior drive aisles and two-way circulation through the outermost drive aisles. The angled parking is isolated to the grocery store parking area. The applicant contends the angled parking is easier for customers to enter a parking space and then easier to back up and leave. Staff can support the angled parking as proposed because the parking area is limited to the grocery store and does not create obvious conflicting movements through the site.

The grocery store will have two drive-thru lanes, one for the pharmacy service on the east side of the building and one for grocery pickup on the west side of the building. The drive-thru lanes have adequate spaces for vehicle queuing and the drive-thru lanes do not create any circulation issues as proposed.

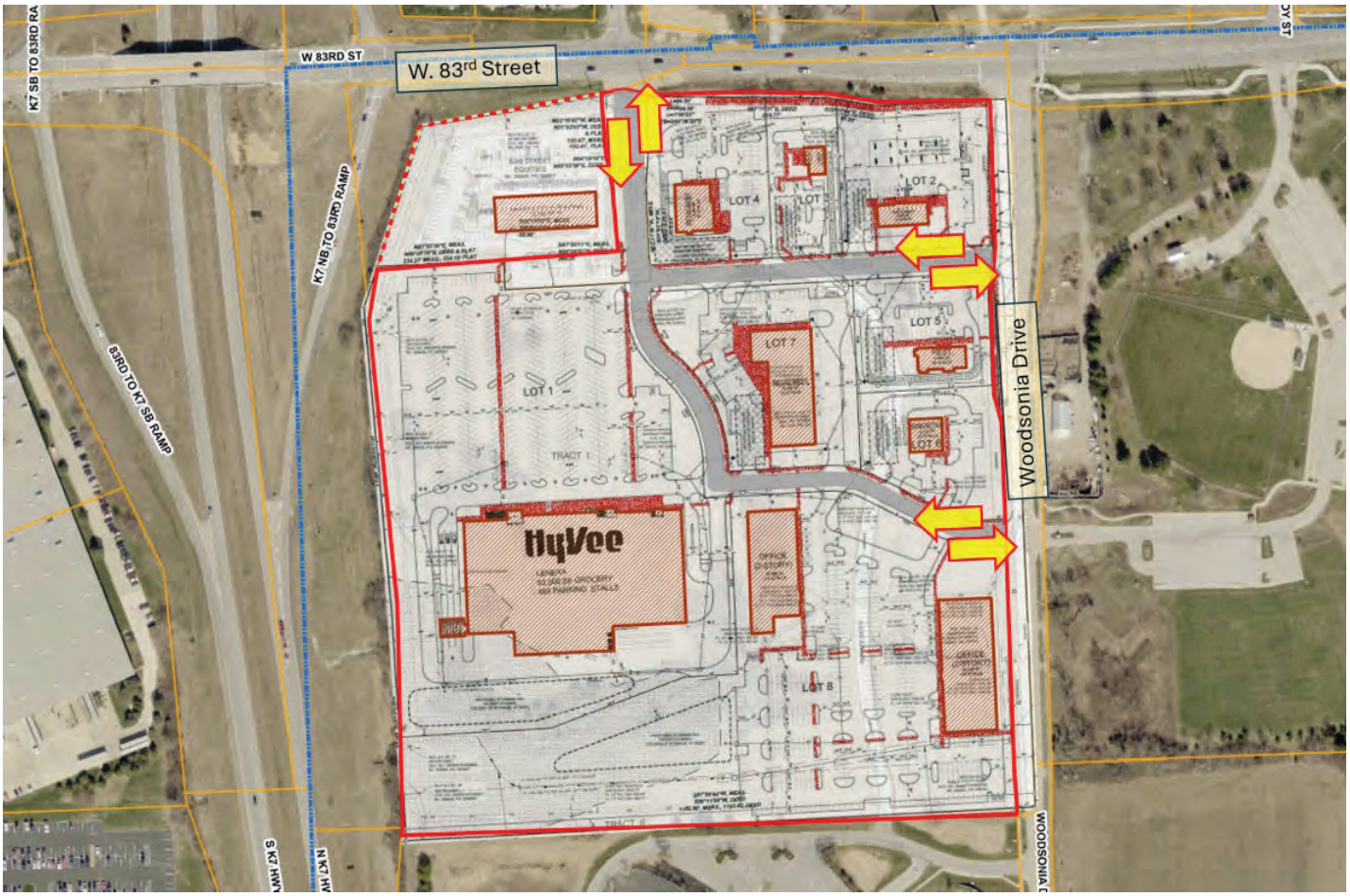


Exhibit 8: Main internal drive aisle and entrances from the peripheral streets.

Per Section 4-1-D-1-C of the UDC, the required parking for the proposed uses is based on the square footage of the building. A contiguous commercial center, initially planned as a unified development, may distribute the parking among the building sites. This is more common for shopping centers with a large parking field designed to be used by multiple tenants. This development shows parking areas for each building provided on the specific lot.

Retail, Convenience Store, and Office uses have the same parking requirement of 1 space for every 250 SF of floor area. Restaurant (both general and fast food) use has a parking requirement of 1 space for every 75 SF of floor area, and Banking services use has a parking requirement of 1 space for every 200 SF of floor area. Multibuilding commercial developments may have a large common parking field to serve multiple tenants and buildings. This development satisfies the parking requirement, exceeding the minimum by 249 spaces. Each lot of the development will meet or exceed the minimum required parking.

TABLE 3: PARKING ANALYSIS				
Use	**Requirement**	**Required**	**Provided**	**Difference**
Retail	1 space per 250 SF	445	540	**+95**
Convenience store	1 space per 250 SF	20	28	**+8**
Restaurant, general & Restaurant, fast food	1 space per 75 SF	129	144	**+15**
Office	1 space per 250 SF	344	407	**+63**
Banking services	1 space per 200 SF	19	22	**+3**
Existing outparcel (retail)	1 space per 250 SF	49	114	**+65**
	TOTAL	**1,006**	**1,255**	**+249**

STORMWATER

A preliminary stormwater management study indicating the intent to meet the City's standards and requirements was provided. For final plat/plan stage, some additional information and calculations/minor corrections will be necessary for the final stormwater management study; however, Staff is comfortable approving the preliminary plan at this stage knowing that stormwater management can be appropriately provided. Requirements for the preliminary plan are intended to be met through a combination of native vegetation, six underground detention structures, a modular water quality treatment unit, and two extended dry detention basins located across the project site. The site is in the 1% future conditions model which is included in the City's regulatory floodplain. It is upstream of FEMA's zone AE so coordination with FEMA and a CLOMR or LOMR will not be required. A City floodplain development permit will be needed. Since no floodway is designated in this area, the first step is to create one using the existing model from Johnson County. Once the floodway is established, the development will be able to fill/build within the flood fringe provided the appropriate freeboard to any structures is adhered to. An elevation certificate will be required on any structures. If the floodway is impacted, then a "no rise" condition related to construction of the store must be proven.

FIRE PREVENTION

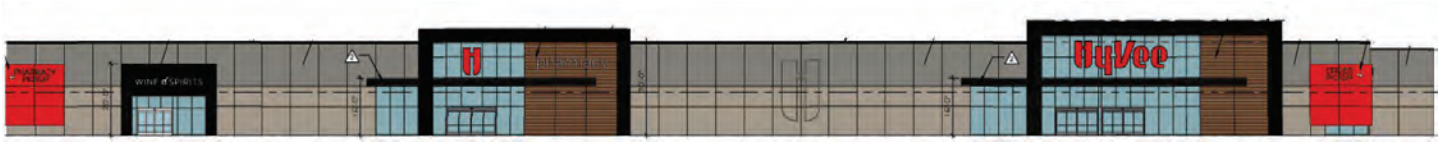
The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward.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

LIGHTING

A photometric plan was not provided with the preliminary plan. The site will contain parking lot lighting, and each building will have wall mounted light fixtures. The parking lot lighting will use LED light fixtures. The details of the lighting design will be provided with final plan submittals for the buildings as the commercial center develops. Site lighting shall comply with Section 4-1-C-4-I of the UDC.

ARCHITECTURE

Preliminary building elevations are provided for the grocery store and the convenience store. The building design for both buildings is a contemporary architectural style incorporating rectangular forms and long horizontal lines. The grocery store building uses precast tilt up walls that have a running bond brick pattern at the lower part of the wall plane and a smooth surface at the upper part. This is the base pattern on all sides of the building. The front (north) façade is the most detailed façade containing the customer entrances and other building details, such as canopies, raised elements, and material changes. The grocery store has two entrance elements and a third entrance for an integrated wine and spirits tenant space. The two grocery store entrances use a clerestory window feature, articulation and depth for the wall plane, and raised features that extend above the roofline. The entry elements are attractive features easily identifiable to orient the customer. The building is over 400' wide and is an imposing structure. Inclusion of additional details to reduce the large scale of the building will be required as the project progresses through the phases of approvals. The building must also demonstrate consistent architectural character among all facades. Architectural features such as score patterning and continuation of the contrasting colors at strategic locations will be coordinated with the final plan submittal for the building.



GROCERY STORE NORTH ELEVATION



GROCERY STORE SOUTH ELEVATION

Exhibit 9: Grocery store north & south building elevations.



GROCERY STORE WEST ELEVATION

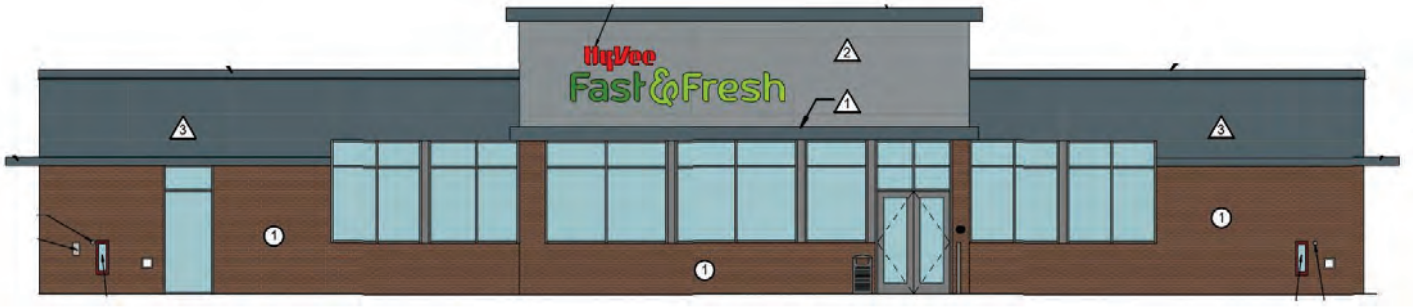


GROCERY STORE EAST ELEVATION

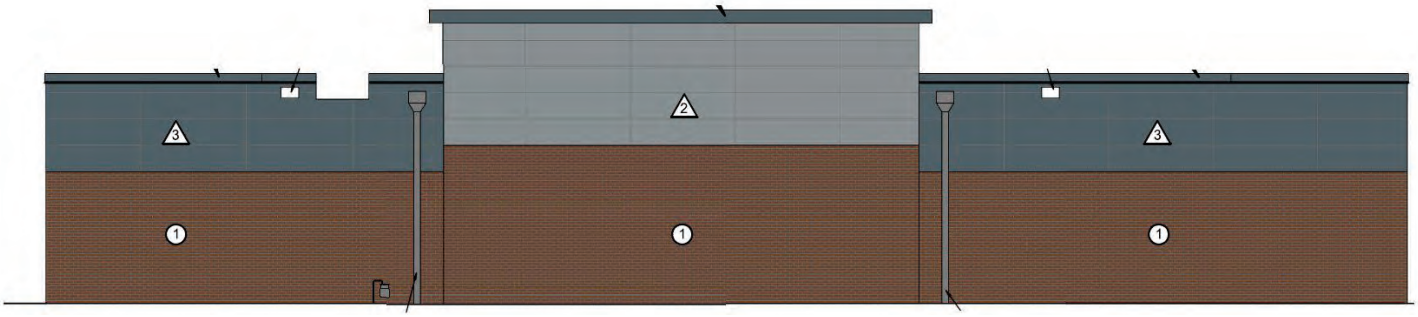
Exhibit 10: Grocery store east & west building elevations.

The convenience store also uses precast panels to appear like a running bond red brick wall. The building uses stucco at the top part of the wall above the window line. The building has two projecting wall elements, the front entrance and a mirrored feature on the back of the building. The two projecting elements include a raised roofline. The building has some design elements that will be further addressed with a final plan submittal. The building shows a gap on the rear wall for roof access. Roof access should be provided from inside the building. The windows should incorporate a sill to provide additional building details along the bottom of the windowpanes.

The convenience store gas station canopy structure is a metal canopy and uses metal support posts. Canopy structures for gas stations are expected to use consistent materials for the structure such as masonry support columns and fascia band of the color scheme used for the building. Additional embellishments of the canopy design will be required with the final plan for the convenience store.

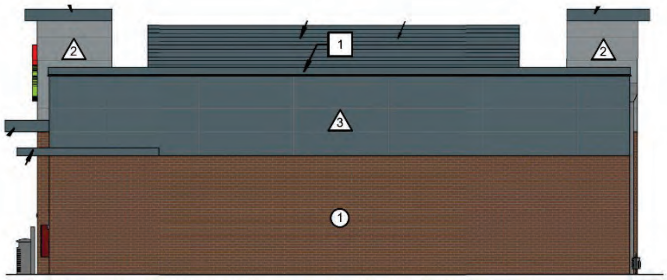


CONVENIENCE STORE NORTH ELEVATION

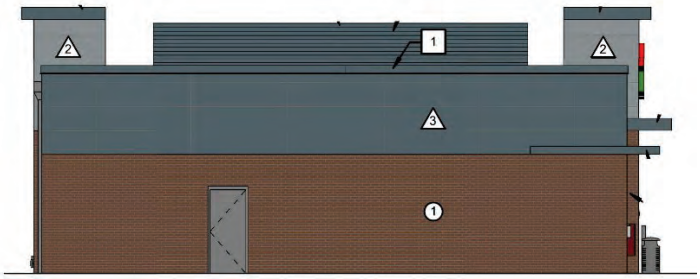


CONVENIENCE STORE SOUTH ELEVATION

Exhibit 11: Convenience store north & south building elevations.



CONVENIENCE STORE WEST ELEVATION



CONVENIENCE STORE EAST ELEVATION

Exhibit 12: Convenience store east & west building elevations.



CONVENIENCE STORE GAS PUMP CANOPY ELEVATION

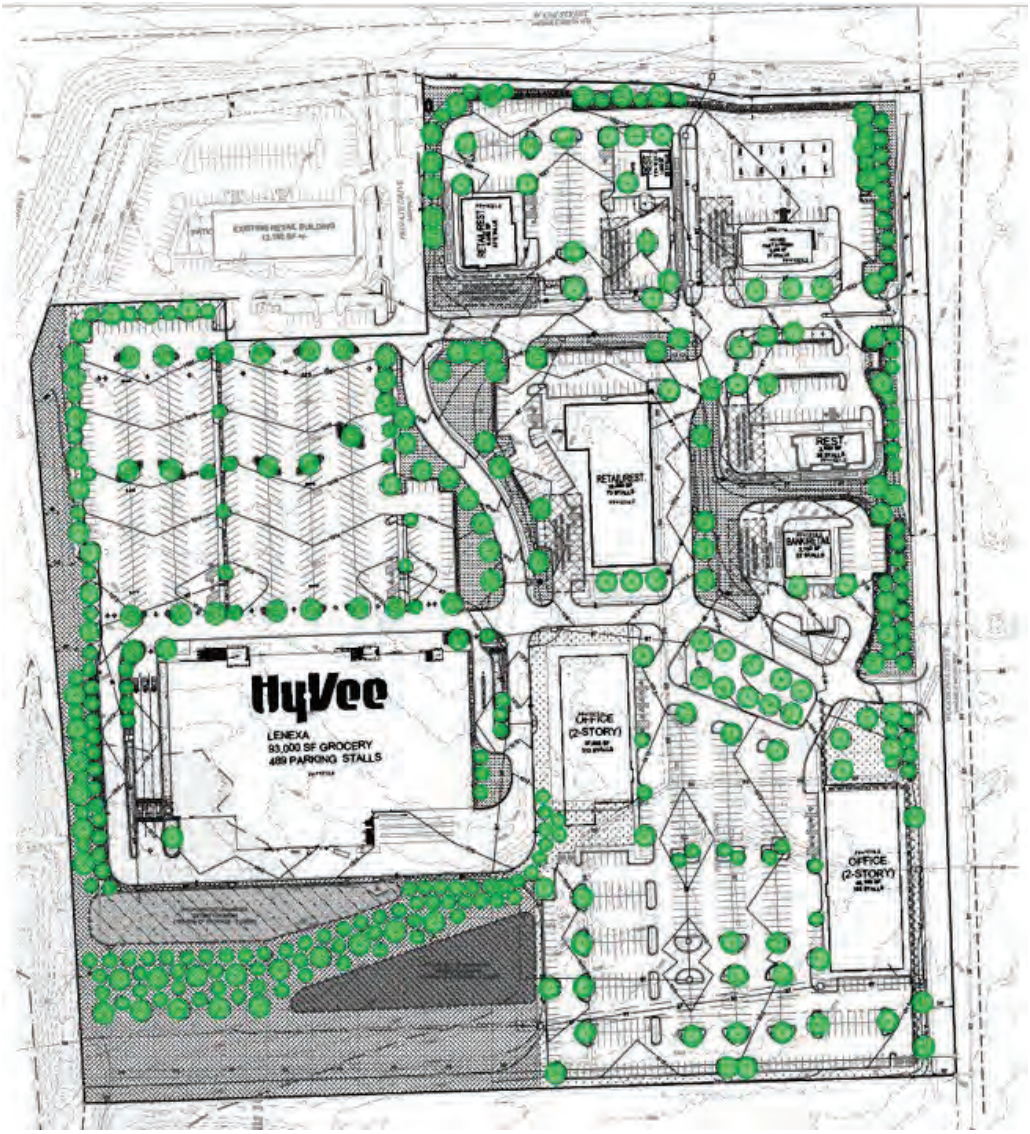
Exhibit 13: Convenience store gas pump canopy elevation.

The other buildings on the plan do not include preliminary elevations. Each building will be required to submit a final plan. The building design for each building will be reviewed in greater detail with each final plan submittal. The building elevations for the grocery store and convenience store show the general character of the buildings and are acceptable for consideration of the preliminary plan.

LANDSCAPING

The preliminary landscape plan shows the proposed landscaping for the perimeter of the site and throughout the parking areas. Trees are shown in most of the parking lot islands and in larger open spaces throughout the site. Landscaping is used for screening on the south side of the site between the grocery store and the adjacent property, Westside Family Church. The space between the edge of pavement for the grocery store loading area and the south property line is 290' wide and will contain two stormwater detention basins and landscaping.

A Land Use Intensity (LUI) Buffer is required per Section 4-1-D-2-N of the UDC. The LUI Buffer is a landscape requirement based on the intensity of the development as compared to the adjacent development. An LUI Buffer is required on the east side of the site along Woodsonia Drive and the west half of the south side of the site. The land use is office for the east half of the south property line. A church (place of worship) is considered the equivalent of an office use for the purpose of calculating the LUI Buffer requirement. The two office land uses are compatible and do not require a LUI Buffer. The grocery store is a retail use and has greater LUI Buffer intensity factor than an office use.



At Right: Exhibit 14: Preliminary landscape plan.

The landscaping on Woodsonia Drive complies with the LUI Buffer as shown. The LUI Buffer on the west half of the south side of the site is proposed to be all trees. This part of the site, between the service side of the grocery store and Westside Family Church, is 270' wide from property line to the edge of the pavement. This area of the site is lower in elevation than the rest of the site and will contain two detention basins in addition to the LUI Buffer landscaping.

The landscape plan does not show the required perimeter landscaping for multiple sections of the site, the west side of the site between the grocery store parking lot and K-7 Highway, the east side of site between the office parking and Woodsonia Drive and the south side of the site between the office parking and Westside Family Church, and the north side of the site between the convenience store parking area and 83rd Street. The applicant states that there is not sufficient space to provide for the required landscaping. The expectation is for the landscape requirements set forth in the UDC to be provided for greenfield development. A preliminary landscape plan is to show the intent to meet the landscape requirements for the site. Staff will continue to coordinate the landscape design for each part of the site through the phases of approval as the development progresses. The number, size and types of plant materials are required with the final plan submittal. The landscaping design for each site will be reviewed in more detail with the final plan submittal.

Section 4-1-D-2-S of the UDC allows for the substitution of landscape materials provided the substitutions are approved by the City. Staff does not support using only trees for these spaces and only trees for the LUI Buffer. Shrubs and other ornamental types of landscaping can be installed in strategic locations, to provide a variety of landscaping other than evergreen and shade trees. Staff will continue to coordinate the landscape details with each final plan submittal for the development.

SIGNS

The plan shows various signs for the development. The plan includes two monument signs, one at the entrance on 83rd Street and one at the corner of 83rd Street and Woodsonia Drive. The building elevations show several façade signs on the grocery store and façade signs on the convenience store.

The requirements for monument and façade signs are described in Section 4-1-E of the UDC. The signs shown on the preliminary plan are conceptual and are not approved as shown. A sign criteria must be completed for the development and approved by the City prior to the issuance of any sign permit for a new sign. A sign criteria is approved for the existing multitenant building at the northwest corner of the site. The expectation is for this outparcel to be incorporated into the proposed commercial development. Staff will coordinate the existing sign criteria and the new commercial development as the project progresses.

PRELIMINARY PLAT

The preliminary plat contains 8 lots, 1 tract, and the west half of Woodsonia Drive right-of-way. Each lot will contain buildings, parking and associated infrastructure for the site. Tract A will contain the main private drives through the site, which will access each lot in the development.

Several easements for utilities currently exist and will remain on the site. New trail and sidewalk easements will be dedicated along 83rd Street and a part of Woodsonia Drive. The easement on 83rd Street must specifically identify the easement for a City trail. The alignment of the trail and the space required for the easements will be reviewed with the final plat submittal for the lots containing easements. The underground detention structures on several of the lots will be within drainage easements to allow access to these structures. The exact size and placement of the structures is not determined. This is typically determined prior to the approval of the final plat of the lot. The drainage easements shall be shown on the final plat where required. The preliminary plat complies with Section 4-2 of UDC.

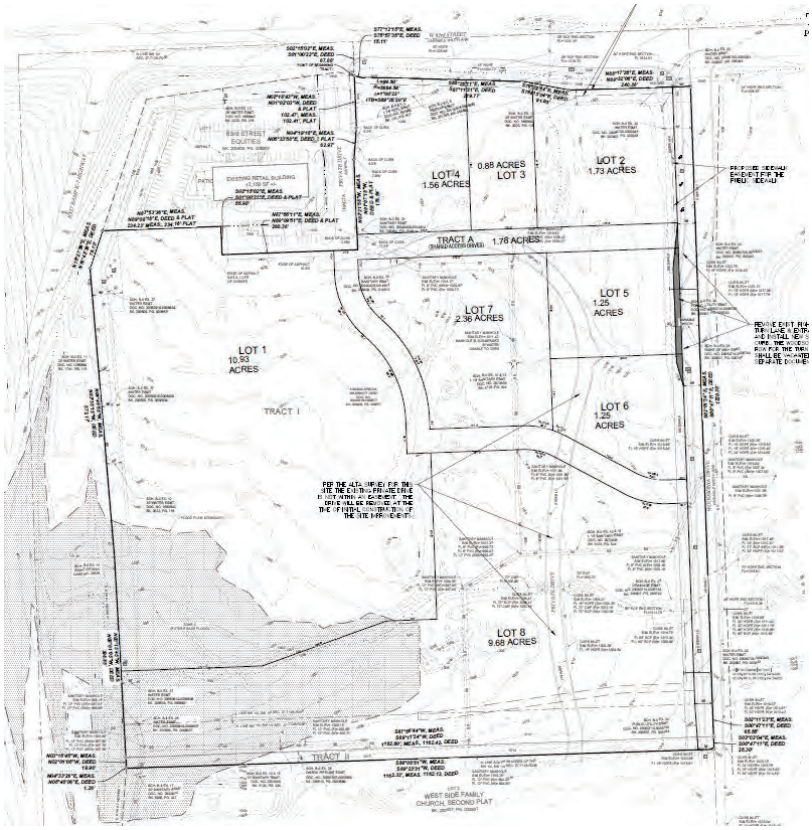


Exhibit 15: Preliminary plat.

TABLE 4: TRACT PURPOSES

Tract	Purpose	Ownership
A	Shared access easement	Private

DEVIATIONS

The applicant is requesting deviations for the 100' special freeway setback on the west side of the site and for a reduction to the 50' queue dimension for gas pump islands. The requests for deviations are detailed previously in the Staff Report.

REVIEW PROCESS

- 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 November 17, 2026.
- A final plat must be approved by the Planning Commission.
- A final plan must be approved.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Revised Preliminary Plan/Plat for the Hy-Vee & The Shops at Freedom Fields.**

- The revised preliminary plan will allow the development of a commercial center containing Retail, Convenience store, Gasoline sales, general, Office, Restaurant, fast food, Restaurant, general, and Banking service uses.
- The preliminary plat includes 8 lots, 1 tract, right-of-way, and easements for trail and sidewalk.
- The project includes deviations from the freeway setback and gasoline pump queuing requirements as noted within this Staff Report.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create ***a Thriving Economy***.

REVISED PRELIMINARY PLAN/PLAT

Staff recommends **APPROVAL** of the revised preliminary plan/plat for PL26-05PR – **Hy-Vee & The Shops at Freedom Fields** located at the southeast corner of 83rd Street and K-7 Highway, for Retail, Convenience Store, Gasoline sales, general, Office, Restaurant, fast food, Restaurant, general, and Banking Services uses.

PRELIMINARY PLAT OF

THE SHOPS AT FREEDOM FIELDS

PART OF THE SW 1/4 OF SECTION 27, TOWNSHIP 12S, RANGE 23E,
CITY OF LENEXA, JOHNSON COUNTY, KANSAS



LEGAL DESCRIPTION

Tract I:

A tract of land located in the Southwest Quarter of Section 27, Township 12 South, Range 23 West, in the City of Lenexa, Johnson County, Kansas, and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 27; THENCE North 88 degrees 59 minutes 38 seconds East, along the North line of said Southwest Quarter a distance of 662.09 feet; THENCE South 01 degrees 00 minutes 22 seconds East, a distance of 67.88 feet to the South right-of-way line of 83rd Street and the POINT OF BEGINNING; THENCE South 75 degrees 57 minutes 35 seconds East, along said South right-of-way line, a distance of 15.11 feet; THENCE Easterly, along a curve to the right continuing along said South right-of-way line, having a radius of 5664.58 feet, having a central angle of 01 degrees 00 minutes 23 seconds, a distance of 99.50 feet; THENCE South 87 degrees 11 minutes 31 seconds East, continuing along said South right-of-way line, a distance of 219.77 feet; THENCE South 78 degrees 15 minutes 04 seconds East, continuing along said South right-of-way line, a distance of 91.95 feet; THENCE North 89 degrees 32 minutes 06 seconds East, continuing along said South right-of-way line, a distance of 240.28 feet to the East line of the Northwest Quarter of the Southwest Quarter of said Section 27; THENCE South 00 degrees 47 minutes 11 seconds East, along the East line of the Northeast Quarter of the Southwest Quarter of said Section 27, a distance of 1220.30 feet to the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 27; THENCE continuing South 00 degrees 47 minutes 11 seconds East, along the East line of the Southwest Quarter of the Southwest Quarter of said Section 27, a distance of 65.55 feet; THENCE South 89 degrees 11 minutes 24 seconds West, parallel with the South line of said Northeast Quarter of the Southwest Quarter of said Section 27, a distance of 1162.42 feet to the East right-of-way line of Kansas Highway 7; THENCE North 02 degrees 01 minutes 05 seconds West, along said East right-of-way line a distance of 396.85 feet to a point 157.20 feet East of the West line of the Southwest Quarter of said Section 27; THENCE North 03 degrees 35 minutes 15 seconds West, continuing along said East right-of-way line, a distance of 573.17 feet; THENCE North 19 degrees 42 minutes 38 seconds East, continuing along said East right-of-way line, a distance of 78.10 feet; THENCE North 89 degrees 08 minutes 16 seconds East, a distance of 234.23 feet; THENCE South 01 degrees 00 minutes 22 seconds East, a distance of 55.98 feet; THENCE North 89 degrees 09 minutes 51 seconds East, a distance of 268.36 feet; THENCE North 01 degrees 07 minutes 18 seconds West, a distance of 178.64 feet; THENCE North 05 degrees 33 minutes 58 seconds East, a distance of 62.97 feet; THENCE North 01 degrees 02 minutes 03 seconds West, a distance of 102.47 feet to the point of beginning, except that part in streets, roads and highways.

Tract II:

A tract of land located in the Southwest Quarter of Section 27, Township 12 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas and being more particularly described as follows:

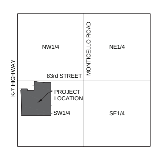
COMMENCING at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 27; THENCE South 00 degrees 47 minutes 11 seconds East, along the East line of the Southwest Quarter of the Southwest Quarter of said Section 27, a distance of 65.55 feet to the POINT OF BEGINNING; THENCE continuing South 00 degrees 47 minutes 11 seconds East, along the East line of the Southwest Quarter of the Southwest Quarter of said Section 27, a distance of 25.26 feet to the North line of the South 38 Acres of the Southwest Quarter of the Southwest Quarter of said Section 27; THENCE South 89 degrees 23 minutes 31 seconds West, along the North line of said South 38 Acres, a distance of 1162.13 feet to the East right-of-way line of Kansas Highway 7; THENCE North 05 degrees 48 minutes 06 seconds East, along said East right-of-way line, a distance of 1.26 feet; THENCE North 02 degrees 01 minutes 05 seconds West, continuing along said East right-of-way line, a distance of 19.93 feet; THENCE North 89 degrees 11 minutes 24 seconds East, a distance of 1162.42 feet to the point of beginning and containing, except that part in streets, roads and highways.

Total Gross Land Area = 1,414,403± SF = 32.470 ± Acres

Lot 1 Area = 10.93± Acres
(NET area is based on all proposed and existing road rights-of-way)
Lot 2 Area = 1.73± Acres
(NET area is based on all proposed and existing road rights-of-way)
Lot 3 Area = 0.88± Acres
(NET area is based on all proposed and existing road rights-of-way)
Lot 4 Area = 1.56± Acres
(NET area is based on all proposed and existing road rights-of-way)
Lot 5 Area = 1.25± Acres
(NET area is based on all proposed and existing road rights-of-way)
Lot 6 Area = 1.25± Acres
(NET area is based on all proposed and existing road rights-of-way)
Lot 7 Area = 2.36± Acres
(NET area is based on all proposed and existing road rights-of-way)
Lot 8 Area = 9.68± Acres
(NET area is based on all proposed and existing road rights-of-way)
Tract A Area (Shared Access Drive) = 1.78± Acres
(NET area is based on all proposed and existing road rights-of-way)
Woodsonia Drive ROW = 1.05± Acres
(NET area is based on all proposed and existing road rights-of-way)

LEGEND

- W — WATER LINE
- SS — SANITARY LINE
- ST — STORM LINE
- UP — UNDERGROUND ELEC.
- G — GAS
- FO — FIBER OPTIC SERVICE LINE
- T — UNDERGROUND TELEPHONE



SCALE: 1"=2000'

VICINITY MAP
SEC.27-T12S-R23E

60 30 0 60

OWNER
HY-VEE, INC
5820 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
ATTN: JEFF STEIN
PHONE: (515) 267-2819
EMAIL: JSTEIN@HY-VEE.COM

CIVIL ENGINEER
McCLURE
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: TOM SMITH
PHONE: (913) 888-7800
EMAIL: TOM.SMITH@MCCLUREVISION.COM

Preliminary Plat

McCLURE™
building strong communities.

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company.
No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

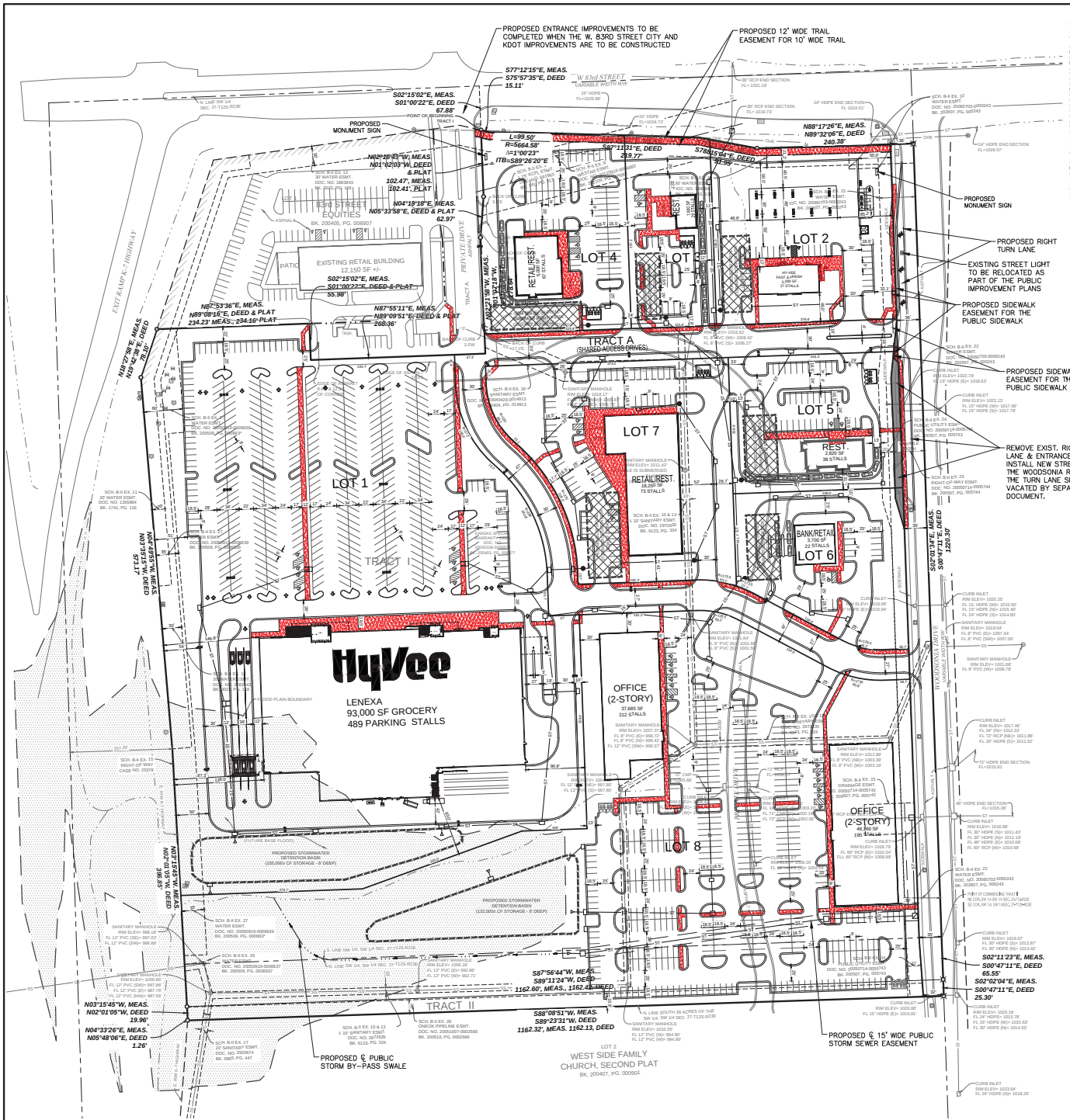
THE SHOPS AT FREEDOM FIELDS
83RD & K7
PRELIMINARY SITE DEVELOPMENT PLAN

LENEXA, KANSAS
2026002705-000
09-23-26

REVISIONS
9.23.26 – City Review Comments

ENGINEER: PLK
DRAWN BY: GSW
CHECKED BY: TMS
FIELD BOOK NO.:

DRAWING NO.: C – 0.00
SHEET NO.: OF



LEGAL DESCRIPTION

Tract I:
A tract of land located in the Southwest Quarter of Section 27, Township 12 South, Range 23 West, in the City of Lenexa, Johnson County, Kansas, and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 27; THENCE North 88 degrees 59 minutes 38 seconds East, along the North line of said Southwest Quarter a distance of 952.09 feet; THENCE South 01 degrees 00 minutes 22 seconds East, a distance of 67.88 feet to the South right-of-way line of 83rd Street and the POINT OF BEGINNING; THENCE South 75 degrees 57 minutes 35 seconds East, along said South right-of-way line, a distance of 15.11 feet; THENCE Easterly, along a curve to the right continuing along said South right-of-way line, having a radius of 5664.59 feet, having a central angle of 01 degrees 00 minutes 23 seconds, a distance of 99.50 feet; THENCE South 87 degrees 11 minutes 31 seconds East, continuing along said South right-of-way line, a distance of 219.77 feet; THENCE South 78 degrees 15 minutes 04 seconds East, continuing along said South right-of-way line, a distance of 91.95 feet; THENCE North 89 degrees 32 minutes 06 seconds East, continuing along said South right-of-way line, a distance of 240.38 feet to the East line of the Northwest Quarter of the Southwest Quarter of said Section 27; THENCE South 00 degrees 47 minutes 11 seconds East, along the East line of the Northwest Quarter of the Southwest Quarter of said Section 27, a distance of 1230.30 feet to the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 27; THENCE continuing South 00 degrees 47 minutes 11 seconds East, along the East line of the Southwest Quarter of the Southwest Quarter of said Section 27, a distance of 65.55 feet; THENCE South 89 degrees 11 minutes 24 seconds West, parallel with the South line of said Northwest Quarter of the Southwest Quarter of said Section 27, a distance of 1162.42 feet to the East right-of-way line of Kansas Highway 7; THENCE North 02 degrees 01 minutes 05 seconds West, along said East right-of-way line a distance of 398.65 feet to a point 157.20 feet East of the West line of the Southwest Quarter of said Section 27; THENCE North 03 degrees 35 minutes 25 seconds West, continuing along said East right-of-way line, a distance of 573.17 feet; THENCE North 19 degrees 42 minutes 38 seconds East, continuing along said East right-of-way line, a distance of 78.10 feet; THENCE North 89 degrees 08 minutes 16 seconds East, a distance of 234.23 feet; THENCE South 01 degrees 00 minutes 22 seconds East, a distance of 55.98 feet; THENCE North 89 degrees 09 minutes 51 seconds East, a distance of 268.36 feet; THENCE North 01 degrees 07 minutes 18 seconds West, a distance of 178.54 feet; THENCE North 05 degrees 33 minutes 58 seconds East, a distance of 62.97 feet; THENCE North 01 degrees 02 minutes 03 seconds West, a distance of 102.47 feet to the point of beginning, except that part in streets, roads and highways.

Tract II:
A tract of land located in the Southwest Quarter of Section 27, Township 12 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas and being more particularly described as follows:

COMMENCING at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 27; THENCE South 00 degrees 47 minutes 11 seconds East, along the East line of the Southwest Quarter of the Southwest Quarter of said Section 27, a distance of 65.55 feet to the POINT OF BEGINNING; THENCE continuing South 00 degrees 47 minutes 11 seconds East, along the East line of the Southwest Quarter of the Southwest Quarter of said Section 27, a distance of 25.26 feet to the North line of the South 38 Acres of the Southwest Quarter of the Southwest Quarter of said Section 27; THENCE North 89 degrees 23 minutes 31 seconds West, along the North line of said South 38 Acres, a distance of 1162.13 feet to the East right-of-way line of Kansas Highway 7; THENCE North 05 degrees 48 minutes 06 seconds East, along said East right-of-way line, a distance of 1.26 feet; THENCE North 02 degrees 01 minutes 05 seconds West, continuing along said East right-of-way line, a distance of 19.93 feet; THENCE North 89 degrees 11 minutes 24 seconds East, a distance of 1162.42 feet to the point of beginning and containing, except that part in streets, roads and highways.

SITE DEVELOPMENT DATA

EXISTING ZONING: CP2 – PLANNED COMMUNITY COMMERCIAL

SITE LAND AREA: GROSS = 32.470+/- ACRES
NET = 31.350+/- ACRES

BLDG/LOT	LOT AREA	BLDG. SF	USE	PARKING REQUIRED	PARKING PROVIDED
1	10.00 AC.	93,000 SF	GROCERY STORE	CAR 1/200 SF = 372 SPACES BICYCLE 1/10,000 SF = 10 SPACE	CAR 467 SPACES (INCLUDES 8 ADA SPACES) BICYCLE 10 SPACE
2	1.73 AC.	5,000 SF	CONVENIENCE STORE	CAR 1/200 SF = 30 SPACES BICYCLE 1/5,000 SF = 1 SPACES	CAR 28 SPACES (INCLUDES 2 ADA SPACES) BICYCLE 1 SPACES
3	0.89 AC.	1,800 SF	RESTAURANT	CAR 1/75 SF = 24 SPACES BICYCLE 1/5,000 SF = 1 SPACE	CAR 31 SPACES (INCLUDES 2 ADA SPACES) BICYCLE 1 SPACE
4	1.56 AC.	5,000 SF	RESTAURANT	CAR 1/75 SF = 67 SPACES BICYCLE 1/5,000 SF = 1 SPACE	CAR 75 SPACES (INCLUDES 3 ADA SPACES) BICYCLE 1 SPACE
5	1.25 AC.	2,850 SF	RESTAURANT	CAR 1/75 SF = 38 SPACES BICYCLE 1/5,000 SF = 1 SPACE	CAR 38 SPACES (INCLUDES 2 ADA SPACES) BICYCLE 1 SPACE
6	1.25 AC.	3,700 SF	BANK	CAR 1/200 SF = 19 SPACES BICYCLE 1/10,000 SF = 1 SPACE	CAR 22 SPACES (INCLUDES 1 ADA SPACES) BICYCLE 1 SPACE
7	2.36 AC.	16,250 SF	RETAIL	CAR 1/200 SF = 73 SPACES BICYCLE 1/5,000 SF = 2 SPACES	CAR 73 SPACES (INCLUDES 4 ADA SPACES) BICYCLE 2 SPACES
8	9.68 AC.	85,845 SF	OFFICE	CAR 1/250 SF = 344 SPACES BICYCLE 1/10,000 SF = 9 SPACES	CAR 407 SPACES (INCLUDES 12 ADA SPACES) BICYCLE 10 SPACES
TRACT A	1.78 AC.	N/A	ACCESS DRIVE	N/A	N/A
WOODSONIA ROW	1.05 AC.		STREET ROW	N/A	N/A
OFFSITE	2.45 AC.	12,150 SF	RETAIL	CAR 1/250 SF = 49 SPACES BICYCLE 1/10,000 SF = 2 SPACES	CAR 114 SPACES (INCLUDES 4 ADA SPACES)
TOTAL LOT/TRACT AREA: 31.42 AC.		BUILDING SQ.FT.: 315,495SQ.FT.		REQUIRED PARKING: 1536 SPACES (INCLUDES ADA: 28 SPACES)	PARKING SHOWN: 1254 SPACES (INCLUDES ADA: 38 SPACES)

SITE DEVELOPMENT OPEN SPACE AREAS

BLDG/LOT	OPEN SPACE AREA	OPEN SPACE %
1	140,865 SF	27%
2	31,600 SF	42%
3	18,050 SF	47%
4	30,033 SF	44%
5	26,724 SF	49%
6	26,323 SF	51%
7	42,050 SF	41%
8	220,089 SF	52%
TRACT A	22,161 SF	28%

LEGEND

- CONCRETE SIDEWALK
- W — WATER LINE
- SS — SANITARY LINE
- ST — STORM LINE
- UP — UNDERGROUND ELEC.
- G — GAS
- FO — FIBER OPTIC SERVICE LINE
- T — UNDERGROUND TELEPHONE
- PARKING LOT LIGHT

NOTE:
Standard parking spaces shall be 9'x18.5', in locations of angled parking, the parking angle is 60 degees.

NOTE:
All existing wells, cisterns and septic systems shall be removed.

NOTE:
There are no known mined, underground space areas within this project.

NOTE:
All buildings shall include a "Pedestrian Scale Public Space" in accordance with the City Section 4-1-C-7 of the UDC. These areas shall be indicated on the Final Plans for each building.

VICINITY MAP
SEC.27-T12S-R23E
NW1/4 NE1/4 SW1/4 SE1/4 83rd STREET MONTICELLO ROAD K-7 HIGHWAY PROJECT LOCATION
SCALE: 1"=2000'

OWNER
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
ATTN: JEFF STEIN
PHONE: (515) 267-2819
EMAIL: JSTEIN@HY-VEE.COM

CIVIL ENGINEER
McCLURE
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: TOM SMITH
PHONE: (913) 888-7800
EMAIL: TOM.SMITH@MCCLUREVISION.COM

McCLURE
building strong communities.

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company.
No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

THE SHOPS AT FREEDOM FIELDS
83RD & K7
PRELIMINARY SITE DEVELOPMENT PLAN

LENEXA, KANSAS
2026002705–000
09–23–26

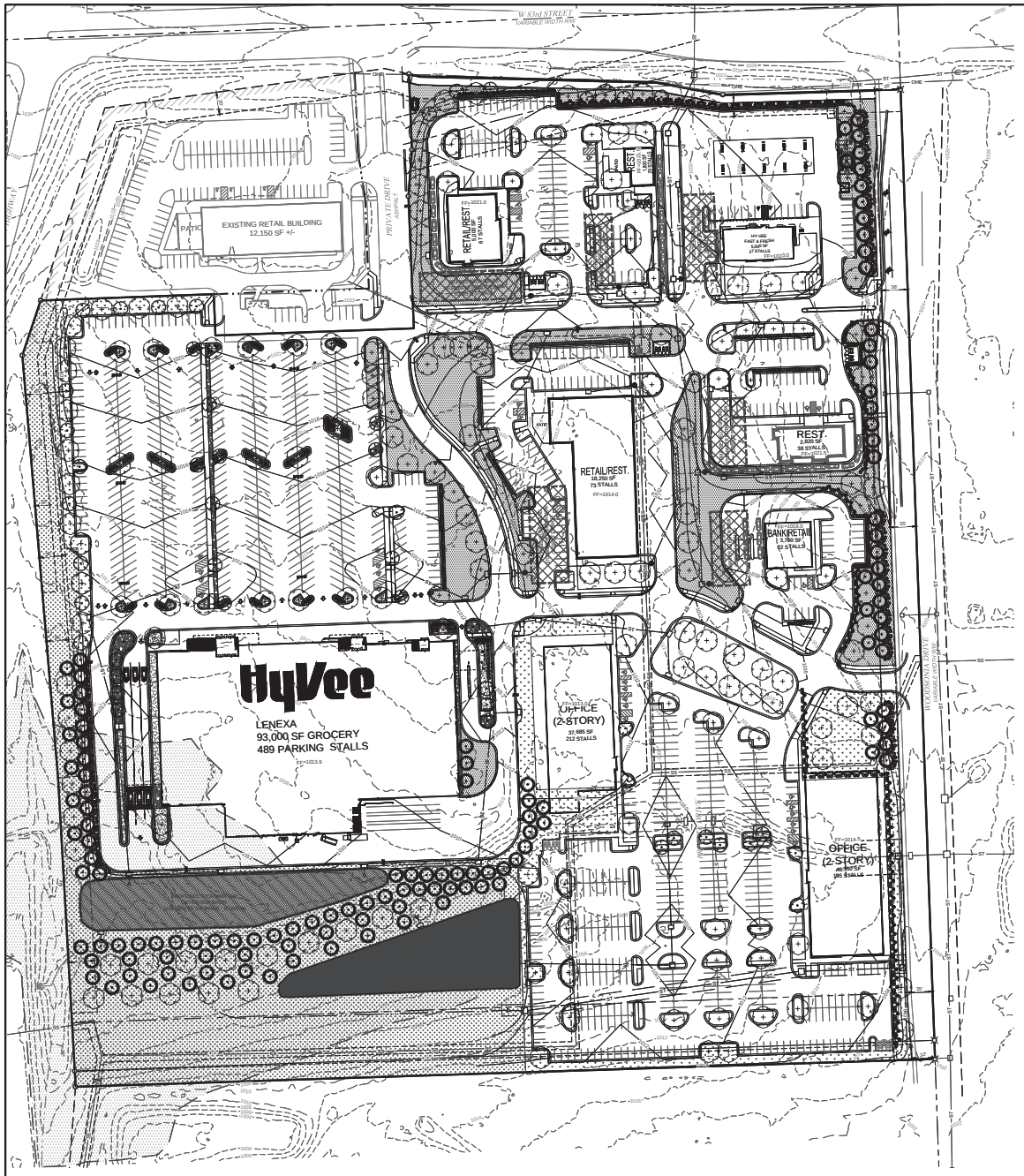
REVISIONS
9.23.26 – City Review Comments

ENGINEER: PLK | DRAWN BY: GSW | CHECKED BY: TMS | FIELD BOOK NO.

DRAWING NO. C – 1.00 | SHEET NO. or

Preliminary Site Plan & General Layout

P:\2026002705-000 – K7 & 83RD STREET HY-VEE DEVELOPMENT\04-DRAWINGS\CIVIL\2026002705 PDP.DWG
LAYOUT: PRELIM SITE PLAN C-1 | BY: GWATSON | DATE: 10/29/2026



1 LANDSCAPE PLAN
1" = 40'

LANDSCAPE REQUIREMENTS

PER CITY OF LENEXA, KANSAS CODE OF ORDINANCES

PERIMETER LANDSCAPE BUFFERS	MINIMUM PLANT UNIT REQUIREMENTS	REQUIRED	PROVIDED
LOCAL COLLECTOR (WOODSONIA DRIVE)	5 SHADE TREES AND 13 SHRUBS PER 100 LF EXCEPT IN LANDSCAPE AREA SHRUBS FOR A TOTAL OF 3 CONTINUOUS SCREEN WITH 75% OF COVERAGE ALONG LOTS AND DRIVES	QUANTITIES AS STATED	PROVIDED PER PLAN
MAJOR ARTERIAL (W 83RD STREET)	2 SHADE TREES, 1 ORNAMENTAL TREE, 13 SHRUBS, AND 70 SQFT LANDSCAPE BED PER 100 LF EXCEPTION 1 = 5 SHRUBS FOR CONTINUOUS SCREEN WITH 75% COVERAGE ALONG LOTS AND DRIVES	QUANTITIES AS STATED	PROVIDED PER PLAN
ALONG LOT LINES	1 SHADE TREE PER 100 LF	1 SHADE TREE PER 100 LF	PROVIDED PER PLAN
INTERNAL PARKING LOT LANDSCAPING	MINIMUM PLANT UNIT REQUIREMENTS	REQUIRED	PROVIDED
PARKING LOT	1 TREE PER 200 SQFT OF INTERNAL LANDSCAPE AREA WITH 1 PER ISLAND	1 TREE PER ISLAND	PROVIDED PER PLAN
LANDUSE BUFFERS (CODE)	MINIMUM PLANT UNIT REQUIREMENTS	REQUIRED	PROVIDED
SOUTH PROPERTY LINE	1.0 FACTOR OF 5	WIDTH 50 = SHADE TREES 4 + EVERGREEN 10 + SHRUBS 25	PROVIDED PER PLAN WHERE POSSIBLE
EAST PROPERTY LINE	1.0 FACTOR OF 5	WIDTH 60 = SHADE TREES 3 + EVERGREEN 10 + SHRUBS 20	PROVIDED PER PLAN WHERE POSSIBLE

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	183	Native Shade Canopy Tree	B&B, 2" Cal.
EVERGREEN TREES			
	126	Native Evergreen Tree	5'-6' Ht.
ORNAMENTAL TREES			
	47	Native Ornamental Understory Tree	B&B, 1.5" Cal.
SHRUBS			
	836	Diverse Native Deciduous Shrubs	5 gal
EVERGREEN SHRUBS			
	164	Evergreen Screening Shrubs	5 gal

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GRASSES			
	79	Medium - Tall Native Grass	1 gal
	22	Low - Medium Native Grass	1 gal
PERENNIALS			
	77	Native Flowering Perrenial	1 gal
GROUND COVERS			
	49,585 sf	Detention Basin Seed Mix / See Seed Table	Seed
	67,790 sf	Festuca var. / Heat-Tolerant Fescue Seed	SF
	157,612 sf	Native Seed Mix / See Seed Table	Seed
	15,814 sf	Rock Mulch / Native Rock Mulch	SF
	111,853 sf	Sod / Heat-Tolerant Local Sod	SF
	10,206 sf	Wood Mulch / Hard Wood Mulch	SF

Species	Common Name	Seeds PSF	Qty	Unit
Andropogon gerardii	Big bluestem	2.75	12.00	oz
Bouteloua curtipendula	Side oats grama	2.20	16.00	oz
Elymus canadensis	Canada wild rye	0.96	8.00	oz
Panicum virgatum	Switch grass	3.86	12.00	oz
Schizachyrium scoparium	Little bluestem	4.13	12.00	oz
Sorghastrum nutans	Indian grass	6.61	24.00	oz
Chamaecrista fasciculata	Partridge pea	0.12	2.00	oz
Desmanthus illinoensis	Illinois sensitive plant	0.10	1.00	oz
Helopsis helianthoides	False sunflower	0.04	0.25	oz
Heuchera richardsonii	Prairie alum root	1.61	0.10	oz
Monarda fistulosa	Wild bergamot	0.48	0.30	oz
Monarda punctata	Horse mint	0.31	0.15	oz
Oenothera biennis	Common evening primrose	1.03	0.50	oz
Solidago speciosa	Showy goldenrod	1.53	0.70	oz
Oligoneuron rigidum	Stiff goldenrod	0.66	0.70	oz
Potentilla arguta	Prairie cinquefoil	3.96	0.75	oz
Pycnanthemum tenuifolium	Slender mountain mint	3.90	0.45	oz
Rudbeckia hirta	Black-eyed Susan	2.01	0.95	oz
Solidago nemoralis	Old-field goldenrod	3.03	0.44	oz
Symphyotrichum oolentangiense	Sky-blue aster	0.73	0.40	oz
Triodanis perfoliata	Venus's looking glass	0.69	0.01	oz
Zizia aurea	Golden alexanders	6.06	0.25	oz
	Subtotal per Acre	40.78	92.95	

3 NATIVE SEED MIX
NTS

Pollinator Friendly Detention Basin			
Carex hystericina	Bottlebrush sedge	2.00	oz
Carex vulpinoidea	Fox sedge, Brown fox sedge	4.00	oz
Elymus canadensis	Canada wild rye	32.00	oz
Elymus virginicus	Virginia wild rye	48.00	oz
Juncus dudleyi	Dudley's rush	0.20	oz
Panicum virgatum	Switch grass	4.00	oz
Scirpus atrovirens	Green bulrush	1.25	oz
Anemone canadensis	Meadow anemone	1.00	oz
Penstemon digitalis	Foxglove beard tongue	0.20	oz
Zizia aurea	Golden alexanders	0.30	oz
Hypericum ascyron	Great St. Johns wort	0.30	oz
Lobelia siphilitica	Great blue lobelia	0.25	oz
Pycnanthemum tenuifolium	Slender mountain mint	0.30	oz
Silene subcaulescens	Mudfleshes plantain	2.00	oz
Eutrochium maculatum	Spotted Joe Pye weed	0.30	oz
Helenium autumnale	Dogtooth daisy	0.30	oz
Rudbeckia hirta	Black-eyed Susan	2.00	oz
Rudbeckia triloba	Brown-eyed susan	1.00	oz
Symphyotrichum novae-angliae	New England aster	0.30	oz
Verbena hastata	Blue vervain	2.00	oz
Oenothera biennis	Common evening primrose	0.50	oz

2 DETENTION BASIN SEED MIX
NTS

N
60 30 0 60

OWNER
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
ATTN: JEFF STEIN
PHONE: (515) 267-2819
EMAIL: JSTEIN@HY-VEE.COM

CIVIL ENGINEER
McCLURE
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: TOM SMITH
PHONE: (913) 888-7800
EMAIL: TOM.SMITH@MCCLUREVISION.COM

McCLURE
building strong communities.

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

THE SHOPS AT FREEDOM FIELDS
83RD & K7
PRELIMINARY SITE DEVELOPMENT PLAN

LENEXA, KANSAS
202600705-000
09-23-26

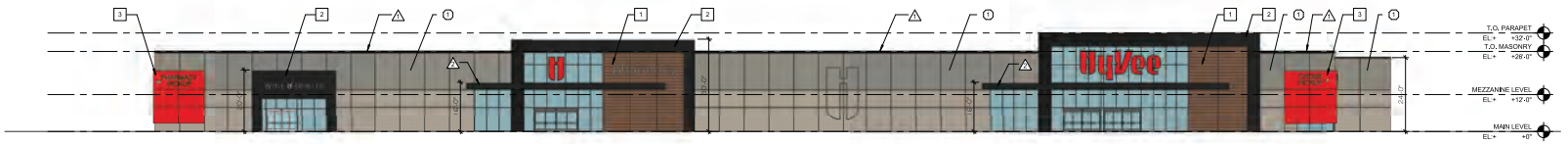
REVISIONS
9.23.26 – City Review Comments

ENGINEER PLK | DRAWN BY GSW | CHECKED BY TMS | FIELD BOOK NO.

DRAWING NO. L – 1.00 | SHEET NO.

Preliminary Landscape Site Plan

P:\202600705-000 - K7 & 83RD STREET HY-VEE DEVELOPMENT\04-DRAWINGS\LANDSCAPE\202600705 PDP LSCP.DWG
LAYOUT: L-100 | BY: DYATSOOK | DATE: 10/19/2026



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



5 EAST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND - FRAMEWORKS DESIGN

PRECAST CONCRETE:

1 ARCHITECTURALLY FINISHED PRECAST CONCRETE PANEL
TEXTURE: NORMAN 1/3 RUNNING BOND WITH REVEALS
COLOR: 2-TONE PAINTED
TOP - SW7018 DOVETAIL
BOTTOM - SW7031 (243-C3) MEGA GREIGE

RAINSCREEN CLADDING:

1 FIBER CEMENT PANEL: NICHIHA PANEL
COLOR: TOBACCO
TEXTURE: ROUGH SAWN
PREFINISHED METAL CORNER/J-TRIM: FIRESTONE "BURNISHED SLATE"
SEALANT COLOR: PECORA 890 NST - CLASSIC BRONZE

2 PREFINISHED ALUMINUM COMPOSITE PANELS -
COLOR: REYNOBOND - ZINC CHARCOAL

2 DECORATIVE PERFORATED METAL PANEL RAIN SCREEN ON STANDOFF FRAMING
COLOR: POWDER COATED RED

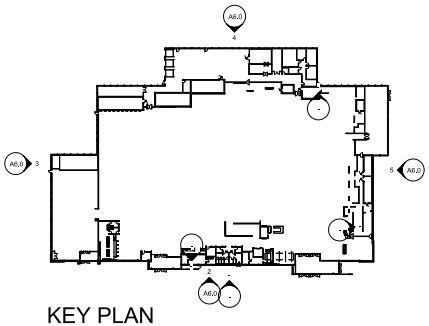
METAL FLASHINGS:

PREFINISHED METAL WALL CAP
COLOR: FIRESTONE CHARCOAL GRAY

PREFINISHED METAL CANOPY
COLOR: PEWTER 2604

EXTERIOR METAL ASSEMBLIES:

PAINT ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES TO MATCH ADJACENT WALL COLOR



KEY PLAN
SCALE: N.T.S.

REVISION | DATE BY

LOCATION:
LENEXA, KS
SE CORNER HWY K-7 AND 83RD STREET

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2803
EMPLOYEE OWNED

NORTH | PLAN NORTH

EXTERIOR ELEVATIONS

DRAWN: ASP | DATE: JUNE 2026
SCALE: As indicated | JOB NUMBER:
SHEET: A6.0

PRELIMINARY - NOT FOR CONSTRUCTION

MASONRY UNITS:

1. BRICK: KANSAS BRICK & TILE
   COLOR: 500 MOHAGANY
   SIZE: MODULAR
   BOND: RUNNING
   MORTAR: SOLOMON 10H

CLADDING & CANOPIES:

A. ALUMINUM CANOPY STRUCTURE BY DIVISION 8
   COLOR: MATCH FIRESTONE UNA-CLAD "CHARCOAL GRAY"

A. HORIZONTAL CLADDING: PHENOLIC PANEL
   COLOR: "DARK GREY" DG75
   PANEL SIZE: 24"H x 96"L, STACKED PATTERN

A. HORIZONTAL CLADDING: PHENOLIC PANEL
   COLOR: "CARBON GREY" DG70
   PANEL SIZE: 24"H x 96"L, STACKED PATTERN

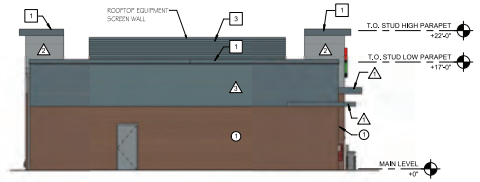
METAL TRIM COLORS:

1. PREFINISHED METAL WALL CAP
   COLOR: MATCH FIRESTONE UNA-CLAD "CHARCOAL GRAY"

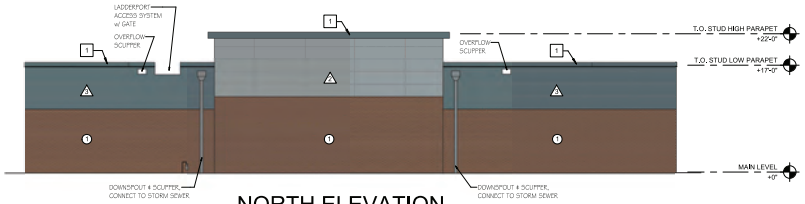
3. PREFINISHED CORRUGATED STEEL PANELS
   FIRESTONE UNA-CLAD OMEGA-VR
   COLOR: "CHARCOAL GRAY"



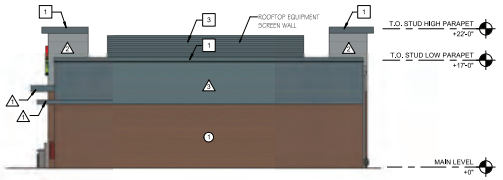
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



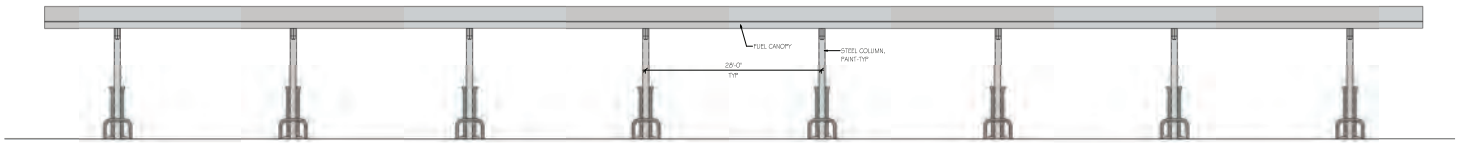
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



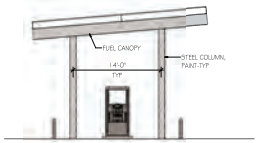
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



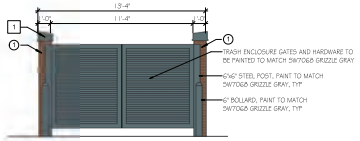
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



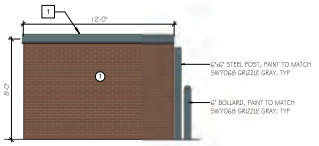
5 GAS CANOPY SOUTH ELEVATION (NORTH SIMILAR)
SCALE: 1/8" = 1'-0"



6 GAS CANOPY EAST ELEVATION (WEST SIMILAR)
SCALE: 1/8" = 1'-0"



7 TRASH ENCLOSURE-FRONT
SCALE: 1/4" = 1'-0"



8 TRASH ENCLOSURE-SIDE
SCALE: 1/4" = 1'-0"



9 MONUMENT SIGN
SCALE: 1/4" = 1'-0"

REVISION	DATE BY

LOCATION:
LENEXA, KS FAST & FRESH
SE CORNER HWY K-7 AND 83RD STREET

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2883

Hy-Vee®
EMPLOYEE OWNED

NORTH

EXTERIOR ELEVATIONS

DRAWN:	DATE:
DRS	MARCH 2023
SCALE:	JOB NUMBER:
As indicated	7571-21-001

SHEET:
A6.0

I:\Projects\arFE CONCEPTS\Fast & Fresh\Elevations\Elevations (Generic 11-17-2022).rvt

October 24, 2026

City of Lenexa Planning Department
17101 W. 87th Street Pkwy
Lenexa, Kansas 66227

RE: Project Narrative – Proposed Commercial Development at 83rd Street & K-7 Highway, Lenexa, Kansas – The Shops at Freedom Fields
Application PL26-05PR

Dear Planning Staff:

Hy-Vee, Inc. is proposing a commercial-use development located at the southeast corner of 83rd Street and K-7 Highway in Lenexa, Kansas. The site is currently zoned CP2, is undeveloped and is intended to serve as a regional retail and commercial destination anchored by a full-service Hy-Vee grocery store. The project is being designed by McClure Engineering and is hereby submitted as a Planned Development. The development of Lots 3 through 8 will be market driven; however, we anticipate the following uses as shown on the attached Preliminary Site Development Plan.

Lot 1 – Grocery Store (Hy-Vee): Lot 1 is proposed as the anchor use for the development and will contain an 93,000 square foot Hy-Vee full-service grocery store offering a full range of grocery products and departments, including prepared foods, pharmacy, and other specialty departments. The lot will include 450 parking stalls at a ratio of 5.1 spaces per 1,000 square feet.

Lot 2 – Convenience Store with Fuel (Hy-Vee Fast & Fresh): Lot 2 is proposed for a Hy-Vee Fast & Fresh convenience store with a fuel canopy offering fuel sales, grab-and-go food and beverages, and convenience products. The fuel canopy layout has been designed to avoid an existing electric easement on the property.

Lots 3 & 4 – Quick Service Restaurant with Drive-Through: Lots 3 (1.17 acres) and 4 (1.14 acres) are each proposed for a quick service restaurant with drive-through facilities. Hy-Vee anticipates marketing these outlots to regional and national QSR tenants; specific operators have not yet been identified.

Lots 5, 6, 7& 8 – Restaurant/Retail/Office: Lots 5, 6, 7 and 8 are proposed as retail and/or office uses. These outlots are envisioned for a variety of commercial tenants such as medical or dental offices, financial services, personal services, or inline retail. Specific tenants have not yet been identified.

We are hereby requesting the following deviations

1. A deviation from the 100 foot setback per section 4-1-B-26-1 of the UDC (staff comment 67). Neither development to the north nor south have met the 100 foot

Hy-Vee, Inc. – Employee-Owned
5820 Westown Parkway, West Des Moines, Iowa 50266
Phone: (515) 267-2800

setback. Our proposed paving will be at least 50' from the west property line and our current building location is planned at 87' from the west property line.

2. A deviation from Section 4-1-D-1-N of the code that requires a 50' queue space for gasoline pumps islands. This is the queue space required for the gas pump stations of the C-store for a vehicle to line up to enter the pump station area and use the gas pump. We are currently showing 40 feet.

3. We also request that lighting levels at common property lines within the development be allowed at levels that are acceptable within the bounds of a commercial development. In other words, lighting levels at common property lines will not be held to a typical industry standard of 1.0 footcandle. This will allow the roadway and parking areas to be illuminated at a level required for safety and security.

We are excited to move this submittal forward to gain approval at the November 2 Planning Commission meeting.

Sincerely,

Jeff Stein, PE
Director, Site Planning
Hy-Vee, Inc.
515-267-2819 | jstein@hy-vee.com

Enclosure: Preliminary Site Development Plan – Hy-Vee, 83rd Street & K-7 Highway, Lenexa, KS (dated October 12, 2026)
Architectural Building Elevations
Response letter to City review comments received 9/14/26

REGULAR AGENDA

6. Hy-Vee & The Shops at Freedom Fields — Consideration of a revised preliminary plan for a grocery store and commercial outlots on property located near the southeast corner of 83rd Street & K-7 Highway within the CP-2, Planned Community Commercial District. PL26-05PR

Commissioner Woolf recused himself prior to the presentation of this application due to a conflict of interest.

APPLICANT PRESENTATION

Rob Wadle, Real Estate Director for Hy-Vee, introduced the company and provided background on its operations. He noted that Hy-Vee remains an employee-owned company with more than 70,000 employees and over 560 business units across nine Midwestern states. He also mentioned that the company will celebrate its 100th anniversary in 2030. Mr. Wadle explained that the proposed site was selected due to the existing population density in the area, anticipated residential growth along Woodsonia Drive, and the site's proximity to K-7, which provides excellent visibility. He also described 83rd Street as an important gateway corridor connecting two communities. Mr. Wadle then introduced Jeff Stein, with Hy-Vee, and Greg Watson with McClure Engineering, who would assist with site planning and engineering questions. The proposed development includes an approximately 90,000-square-foot grocery store. The site plan includes an Aisles Online drive-up area on the west side of the building, a pharmacy drive-up on the east side, and a Fast & Fresh convenience store at the corner. Mr. Wadle noted that the site includes several additional outlots, providing Hy-Vee with flexibility to determine which parcels may be sold to future businesses. He explained that the outlots also present an opportunity to complement the surrounding neighborhood by attracting retail businesses and services that are currently lacking in the area.

STAFF PRESENTATION

Dave Dalecky presented the staff report for the revised preliminary plan for Hy-Vee and The Shops at Freedom Fields, located at the southeast corner of 83rd Street and K-7 Highway. The proposed commercial development includes nine new buildings totaling approximately 215,415 square feet on 32 acres, with 1,225 parking spaces. He provided background on two previous development plans for the property, including the original rezoning in 1999 and a subsequent rezoning in 2004 that changed the entire property to CP-2, Planned Community Commercial District. The rezoning in 2004 is a traditional power center. The proposed site will have two access points onto Woodsonia Drive and one existing access point onto 83rd Street via Monticello Terrace, with private internal drives providing circulation throughout the development. Mr. Dalecky discussed anticipated improvements to 83rd Street, including a raised median and a future median at Monticello Terrace that will restrict left turns onto 83rd Street; however, full access will remain available through Woodsonia Drive and the existing signalized intersection. The development will also include a 10-foot multipurpose concrete trail along the 83rd Street frontage, the trail will continue the existing trail at Freedom Fields Park. The trail is in place of a typical sidewalk and will be installed by the developer. Two deviations are requested, including an encroachment into the 100-foot special setback along K-7 Highway, with the closest point approximately 50 feet from the property line, and a reduction in the required 50-foot gas pump queue dimension. Both deviations are supported by Staff. Mr. Dalecky also reviewed the conceptual building elevations, noting that additional human-scale architectural details and improvements to the grocery store and Fast & Fresh building designs will be addressed as the project progresses. He identified landscaping deficiencies of the preliminary landscape plan, including the need for additional trees along portions of the southern and eastern property boundaries, trees along the 83rd Street frontage near the convenience store, and shrubs along the west side of the Hy-Vee parking area. Staff will continue working with the applicant to ensure the landscaping meets City requirements during final plan review. The preliminary plat consists of eight

DRAFT

lots and one tract, with Lot 8 containing the two proposed two-story office buildings and the tract accommodating the main private access drive.

PLANNING COMMISSION DISCUSSION

Chairman Poss asked who would be responsible for installing the future median at Monticello Terrace and what would trigger its construction. Tim Collins explained that either the City of Lenexa or the City of Shawnee would be responsible, depending on the circumstances, and that installation would be based on traffic volumes and the need to restrict access to three-quarter movements. Chairman Poss questioned whether the opening of the grocery store would trigger the improvement, noting that exiting the area and turning westbound onto 83rd Street could become more difficult with increased traffic. Mr. Collins clarified that the development would initially include traffic restrictions preventing left turns out of the grocery store, while the full three-quarter access restriction would likely be triggered by additional development in Shawnee to the north.

Commissioner Horine asked Staff about the trail located along the north side of the property that connects to the trail in front of Freedom Fields. He asked where the trail continues on the west end, noting that it does not extend in front of the existing shops. He asked whether the trail is intended to connect to K-7 or extend north. Dave Dalecky explained that the trail alignment along 83rd Street had not been established in 2004 when the building at the corner of the site was constructed. As trail designs and available space have evolved, the current alignment reflects the City's expectations. He indicated that the trail is expected to continue west along the south side of 83rd Street and that the City would ultimately be responsible for constructing the section needed to cross K-7. Commissioner Horine stated that he reviewed the City's Comprehensive Plan and trail system report but could not find any indication that a trail was planned for that location. Scott McCullough clarified that the trail along 83rd Street is included in the City's Parks and Recreation Plan. He noted that a portion of 83rd Street west of K-7 is also part of a City's Capital Improvement Project that will include a trail. He explained that as the area continues to develop, the City works to coordinate trail construction opportunities with new developments and street reconstruction projects. This development is required to construct its portion of the trail. He acknowledged that the trail may not have been included in the plan when the original building was constructed and stated that the remaining gap could be addressed through a future Capital Improvement Program as funding and opportunities become available. Commissioner Horine asked whether Hy-Vee intended to purchase and own the entire development tract. Rob Wadle confirmed that Hy-Vee was under contract to purchase the property and intended to acquire the entire tract. Commissioner Horine then addressed the proposed building elevations, agreeing with Staff's comments that the west and south sides of the grocery store appeared relatively plain and would benefit from additional landscaping. He asked whether the applicant understood that further improvements may be necessary. Mr. Wadle asked whether this meant landscaping beyond what was currently shown on the plans and noted that the south side of the building has substantial drainage concerns and potentially wet conditions. Commissioner Horine emphasized that the west and south sides of the building would be highly visible, particularly from K-7, which serves as an entryway into the City. He expressed concern that the building's appearance in these prominent locations should be given additional consideration. He concluded by expressing his support for the overall plan and noting that the development is needed in the area.

Commissioner Harber expressed support for the plan, stating that the development is needed and that, based on previous attempts to develop the property, the timing now appears appropriate. He also echoed concerns raised by Chairman Poss regarding morning traffic congestion near the existing convenience store and its close proximity to the K-7 entrance and exit ramps. He noted that, although the congestion occurs over a relatively short period, traffic between Monticello Terrace and the westbound K-7 entrance becomes particularly congested during the morning commute. He agreed that implementing the proposed traffic improvements as soon as the established triggers are met would be beneficial.

DRAFT

Commissioner Katterhenry stated that he had no concerns with the proposed encroachment toward K-7, noting that it aligns with the existing retail development in the northwest corner. However, he agreed with the other Commissioners that additional landscaping along the south side of the building would improve the site. He noted that the development has an abundance of parking and suggested reducing the number of parking spaces to accommodate additional landscaping. He also raised concerns about traffic congestion, noting that the left-turn lane onto K-7 occasionally backs up into the development during the late afternoon. He suggested that additional turn-lane capacity, potentially a dedicated left-turn lane onto K-7, may be needed in conjunction with the proposed median island improvements.

Commissioner Burson expressed support for the development, noting that the property has long needed redevelopment and that the proposal is consistent with the City's Master Plan and ongoing planning efforts. He acknowledged that Staff would continue working with the applicant to refine the landscaping, building aesthetics, and other site details. He then asked for clarification regarding Monticello Terrace, recalling that it was originally required to provide a second access point for Westside Family Church. Since the church is not being demolished and Woodsonia Drive will extend south, he asked whether Monticello Terrace would still be necessary or whether the new connection to Woodsonia Drive would serve as an alternative access point. David Dalecky explained that Monticello Terrace was originally required to provide a second access point to a different street to meet the access requirements for Westside Family Church, given the size of the development. With Woodsonia Drive extending south, the church will now have access from two different directions, providing the necessary second access. Commissioner Burson asked whether construction of the Woodsonia Drive extension was underway and whether the removal of Monticello Terrace needed to be contingent upon its completion. Mr. Dalecky confirmed that the Woodsonia Drive extension was actively moving forward, with permits issued and construction underway. He indicated that the status of the project was sufficiently certain.

Chairman Poss stated that he agreed with the other Commissioners regarding the parking and landscaping. He appreciated Dave's additional explanation regarding the flexibility of the parking layout and agreed that reducing excess parking to provide additional landscaping was a practical solution. He noted that maintaining unnecessary parking areas creates additional maintenance responsibilities, including snow removal, salting, and pavement repairs. Regarding the requested deviations, he stated that they were consistent with deviations previously approved by the Planning Commission and that he had no concerns. He also agreed with Staff and the other Commissioners that the building elevations needed additional architectural detail to provide more character.

Chairman Poss then asked Rob Wadle whether the proposed development would be similar to his Gretna, Nebraska, location, specifically referencing its food court. Rob Wadle explained that the proposed location would be approximately 90,000 square feet, compared to approximately 130,000 square feet at the Gretna, Nebraska, location. He stated that the interior would have a similar layout but would be smaller. He confirmed that the proposed development would still include a food court, although it would be more limited in size and offerings.

Commissioner Jamison revisited the traffic concerns, noting that the roadway currently has two lanes in each direction. He asked whether any roadway or lane expansions were being considered, expressing concern that vehicles exiting Monticello Terrace would be limited to right turns and that westbound traffic could create a bottleneck. He asked whether any improvements or traffic modifications had been mapped out to address the potential congestion. Tim Collins explained that 83rd Street currently has two lanes in each direction but lacks properly designed turn lanes. The first phase of improvements is being designed and constructed by the City of Shawnee and will include expanding 83rd Street north into Shawnee. The improvements will add appropriately sized eastbound and westbound turn lanes, allowing westbound traffic to turn south into Lenexa and eastbound traffic to turn north into Shawnee. He clarified that the red

splitter island shown on the plan would not be constructed as part of Shawnee's initial project but would be added in a future phase. The initial improvements would restrict westbound left turns from Lenexa but would not restrict access for Shawnee. As development and traffic volumes increase in Shawnee, the additional traffic would serve as the trigger for constructing a full median, ultimately converting the intersection to three-quarter access. At that point, both directions would be limited to left-in, right-in, and right-out movements, eliminating left-turn exits from both Lenexa and Shawnee. During the initial phase, the restriction would apply only to northbound traffic exiting Lenexa. Scott McCullough added that a signalized intersection at Woodsonia would provide an alternative for motorists who preferred using a traffic signal rather than making turns at 83rd Street. He emphasized that from the opening of the new development, right-out traffic would be restricted to eastbound movements, preventing vehicles exiting from the north side of the development from crossing traffic or turning west.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the revised preliminary plan/plat for **Hy-Vee & The Shops at Freedom Fields** located at the southeast corner of 83rd Street and K-7 Highway, for Retail, Convenience Store, Gasoline sales, general, Office, Restaurant, fast food, Restaurant, general, and Banking Services uses.

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

DRAFT

CITY COUNCIL
MEMORANDUM

ITEM 17

SUBJECT: Ordinance approving and adopting amendments to the Comprehensive Plan

CONTACT: Stephanie Sullivan, Planning Manager

DATE: November 17, 2026

ACTION NEEDED:
Pass an ordinance approving and adopting amendments to the Comprehensive Plan.

PROJECT BACKGROUND/DESCRIPTION:
The Comprehensive Plan serves as Lenexa's official policy guide for future growth and development. State law requires an annual review to ensure the plan remains relevant as conditions and community goals evolve. The 2026 annual review found that the plan's policies remain relevant and continue to guide development decisions.

Following the review at the November 2, 2026 Planning Commission meeting, the Planning Commission recommended approval of targeted amendments to the Future Land Use (FLU) Map. The amendments would align land use classifications with approved development, correct classification boundaries, fill gaps where no classification is shown, and remove classifications from street rights-of-way. The proposed amendments to the Comprehensive Plan are limited to the FLU map and would strengthen the clarity and usability of the Plan while maintaining consistency with its overall vision and goals.

STAFF RECOMMENDATION:
Pass the ordinance.

PLANNING COMMISSION ACTION:
This item was considered as Regular Agenda Item 10 at the November 2, 2026 Planning Commission meeting. A public hearing was held, and no one spoke.

Chairman Poss thanked Staff for preparing the annual review. He noted that it gives the Commission an opportunity to see the extent of development activity across Lenexa over the course of a year. He also acknowledged that some of the proposed Future Land Use Map amendments address past mapping inconsistencies.

Chairman Poss entertained a motion to recommend **ACCEPTANCE** of the annual review of the Comprehensive Plan and **APPROVAL** of the amendments to the Comprehensive Plan as outlined in the staff report. Moved by Commissioner Harber, seconded by Commissioner Burson, and carried by a unanimous voice vote.

VISION / GUIDING PRINCIPLES ALIGNMENT:

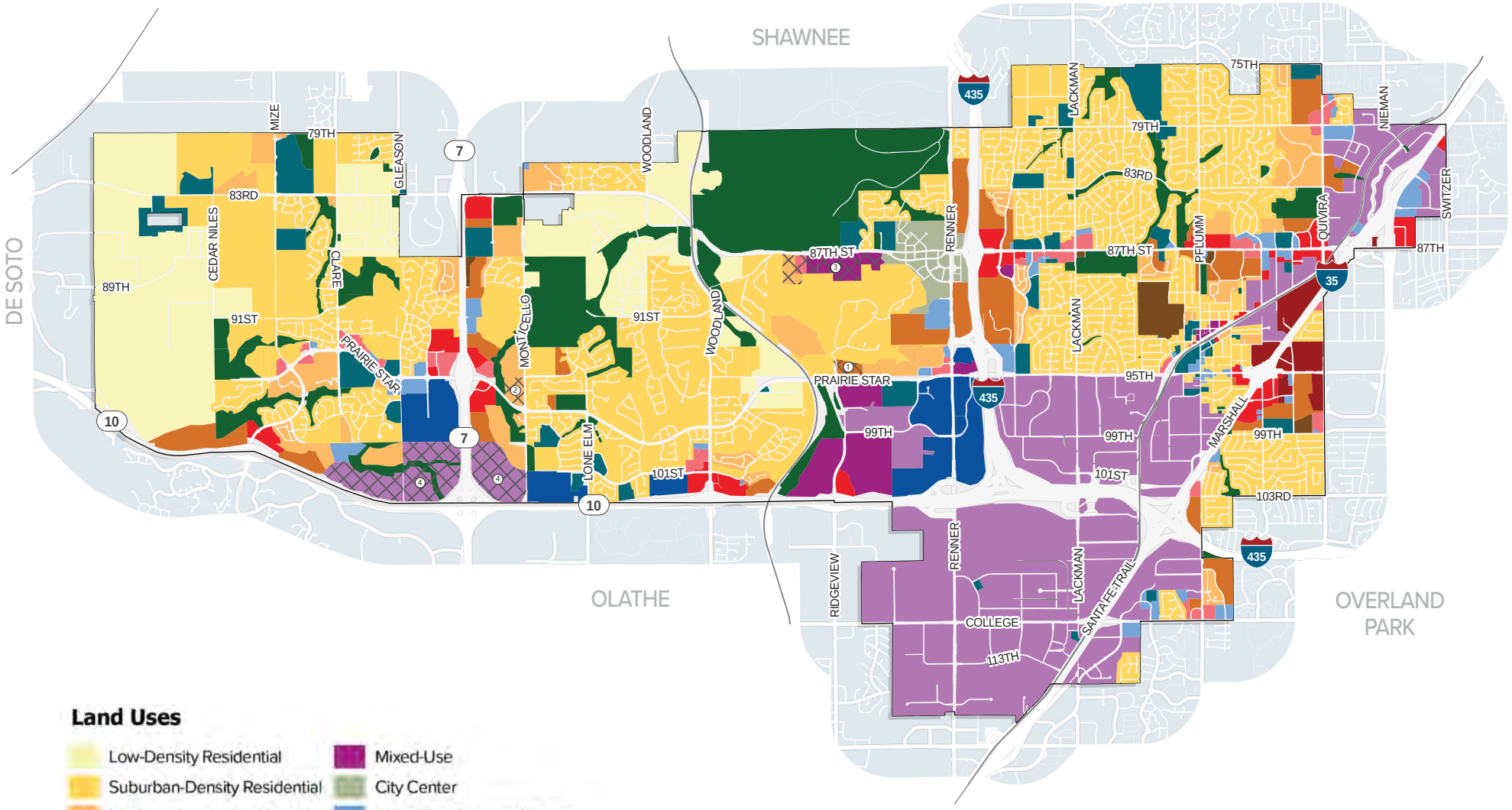
Vision 2040	**Guiding Principles**
Thriving Economy	Inclusive Community Building
Inviting Places	Responsible Economic Development
Vibrant Neighborhoods	

ATTACHMENTS

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

DRAFT (Amendment 1 - Fall 2026)

FUTURE LAND USE MAP



Land Uses

- Low-Density Residential
- Suburban-Density Residential
- Medium-Density Residential
- High-Density Residential
- Urban-Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Mixed-Use
- City Center
- Office/Employment Center
- Office, Research & Development
- Business Park
- Institutional
- Public/Open Space
- See Appendix for Design Considerations

COMPREHENSIVE PLAN REVIEW & AMENDMENTS

Staff Planners:	Jessica Lemanski and Stephanie Sullivan, AICP	**Location:**	City-wide
		Project Type:	Comprehensive Plan Annual Report and Amendment

GUIDING GROWTH FOR A VIBRANT AND THRIVING
LENEXA
COMPREHENSIVE PLAN

PROJECT SUMMARY

The Comprehensive Plan represents the City's official roadmap for the future, which is intended to guide Lenexa for the coming years. The Comprehensive Plan is a policy guide that outlines actions to work towards achieving the City's vision. Because conditions change over time, it is necessary for Lenexa to revisit the Comprehensive Plan periodically and update it as needed. K.S.A. 12-747(d) provides that – "At least once each year, the planning commission shall review or reconsider the plan or any part thereof and may propose amendments, extensions or additions to the same. The procedure for the adoption of any such amendment, extension or addition to any plan or part thereof shall be the same as that required for the adoption of the original plan or part thereof."

This report provides recommended amendments to the Comprehensive Plan to align with already approved or developed projects within the City. A public hearing is required for this item.

STAFF RECOMMENDATION:
ACCEPT THE ANNUAL REVIEW OF THE COMPREHENSIVE PLAN & APPROVE THE AMENDMENTS

BACKGROUND

Lenexa's Comprehensive Plan is the official policy guide for future growth and development in the city. It includes overall principles and values for development, considering the many pieces of our built environment, streets, sidewalks, parks, trails, streams, watersheds, land use, development patterns, economic and demographic trends. It provides policy direction related to land use changes, planning for capital improvements and directing future growth. It is designed to preserve and enhance public health, safety and welfare through managing growth, providing adequate public services and protecting natural resources.

The City completed a major update to its Comprehensive Plan in July 2024. The Planning Commission adopted it on June 3, 2024, and the Governing Body adopted it on July 2, 2024. State law requires the Planning Commission to review the Comprehensive Plan annually. The last annual review was completed at the Planning Commission's October 6, 2025 meeting where the Planning Commission initiated several amendments to the Comprehensive Plan. The Governing Body approved the resulting amendments on November 18, 2025.

This report presents several amendments recommended by Staff to align with already approved or developed projects within the City.

SUMMARY OF GOALS OF THE 2024 COMPREHENSIVE PLAN

Housing & Neighborhoods
- Prioritize creating complete neighborhoods to maintain and elevate Lenexa's high quality of life and desirability.
- Support a diverse range of housing to support residents of all backgrounds and stages of life.
- Promote the development of sustainable and resilient neighborhoods.

Commercial & Employment
- Promote vibrant, attractive, and unique commercial areas with high economic vitality.
- Foster a strong local economy that offers a wide range of employment opportunities.
- Maintain and enhance high-quality, healthy working environments in all commercial and employment areas of the City.

Transportation & Mobility
- Provide a safe, convenient multimodal network for all ages and abilities.
- Improve safety and access for all users of the transportation system.
- Ensure Lenexa's transportation system is sustainable and poised for the future.
- Plan for and prioritize infrastructure improvements to the City's internal and shared transportation systems.

Community Facilities & Infrastructure
- Continue to provide high quality community services as the City grows.
- Be a steward of the environment and emerge as a leader in municipal sustainability.

Parks, Open Space & Recreation
- Enhance, protect, and increase parks, open spaces, recreational opportunities and natural assets.
- Maintain, expand, and improve the trail system to keep the community connected.

COMPREHENSIVE PLAN IMPLEMENTATION PROGRESS

Reporting Period: October 2025 – September 2026.

Since the adoption of Lenexa's Comprehensive Plan in 2024, the City has taken meaningful steps to put the plan's vision into action. Over the past year, development approvals, capital improvement investments, and policy initiatives have demonstrated strong alignment with the plan's goals. Projects have contributed to housing diversity, enhanced multimodal connectivity, supported sustainable site design, and advanced the continued buildout of Lenexa. These efforts reflect the City's commitment to ensuring that day-to-day decisions reinforce the long-term vision outlined in the Comprehensive Plan.

IMPLEMENTATION PROGRESS: INFRASTRUCTURE

Infrastructure improvements are completed via the Capital Improvement Program (CIP). The CIP is a five-year plan that guides the planning, funding, and scheduling of major capital projects. These projects typically include street and bridge construction and maintenance, park and recreation improvements, and public safety initiatives. The CIP includes non-recurring projects that cost at least $300,000 and have a minimum useful life of five years. Notable CIP projects completed and/or underway which advance the goals of the Comprehensive Plan include:

- Bridge replacement at 103rd Street over Flat Rock Creek
- Completion of City-wide Stormwater Upgrades
- Construction of Woodsonia Drive from Prairie Star Parkway to 86th Street
- Annual CDBG Streetlight Replacement and Upgrades
- City Center Decorative Streetlight and Sign Post Improvements
- Western Salt Storage and Fueling Station
- Recreation Center Improvements
- Completion of the annual Sidewalk and Trail Repair Program

IMPLEMENTATION PROGRESS: ZONING

Alignment with the Comprehensive Plan is a key element of the annual review to determine if the plan is effective in guiding development. Several properties have been rezoned since adoption of the Comprehensive Plan. All rezonings have generally aligned with the Comprehensive Plan and the Future Land Use Map (FLU) classifications. Where a rezoning did not align with the FLU classification, Staff proposes amending the FLU to be consistent.

TABLE 1: REZONINGS DURING REPORTING PERIOD

Project Name	Previous Zoning	Rezoned To	FLU Classification	Zoning and Comprehensive Plan Aligned?
Hedge Lane Residential	AG	RP-1 & RP-2	Suburban-Density Residential	Yes
Enclave at Twin Creeks	AG	RP-1	Suburban-Density Residential	Yes
Clear Creek Subdivision	AG	RP-1	Suburban-Density Residential	Yes
Woodland Lakes, Lot 2	R-1 & RE	R-1	Suburban-Density Residential, Low-Density Residential	Partially – amendment to FLU Map recommended

IMPLEMENTATION PROGRESS: GOALS

Table 2 highlights accomplishments of the City and community in furtherance of reaching the goals of the Comprehensive Plan.

TABLE 2: PROGRESS DASHBOARD

Goal Area	Key Accomplishments
Housing & Neighborhoods	• 1,734 dwelling units approved across distinct residential projects and phases. • 256.38 acres approved for residential and mixed-use development. • 532 new dwelling units permitted for construction: 142 single-family, 97 duplex, 4 townhome, and 289 multifamily units. • Approved 50 attainable home lots for the Highlands at Clear Creek development. • $208.0 million in residential building permit valuation issued, including new construction and improvements to existing homes. • Provided $83,601 in exterior improvement grants to 20 homeowners, supporting $229,391 in improvements.
Commercial & Employment	• $233.8 million in commercial building permit valuation, including new construction, additions, alterations, and tenant finishes. • Approved 12 commercial projects encompassing 102.82 acres, including new development and improvements to existing sites. • Began design work for improvements to the City-owned parking lot behind the Old Town shops.
Transportation & Mobility	• Rehabilitated more than 50 lane miles of roadway, including pavement repairs, curb and gutter replacement, and sidewalk and ADA ramp improvements. • Completed Green Prairie neighborhood street reconstruction, representing more than $5.1 million in street and utility improvements. • Started Clare Road improvements, including a 10-foot shared-use trail connecting Prairie Star Parkway to Wild Bill Hickok Park; Phase 1 substantially complete and Phase 2 under construction. • Created two benefit districts to extend Woodsonia Drive to serve new development.
Community Facilities & Infrastructure	• Approved plans for Fire Station No. 6 and fire and IT administration offices. • Advanced the adaptive Stormwater Master Plan, including completion of the first decision-support dashboard, initiation of lake and stream water-quality testing, and completion of lake and pond bathymetric surveys.
Parks & Open Space	• Reconstructed 0.97 miles of trails at Hickory Ridge and Electric Park to improve safety and meet current design standards. • Completed renovation of Ad Astra Pool and reopened the facility for the summer swim season. • Improved Ad Astra Park trails and added a shelter and the park system's first year-round restroom facility. • Improved island access, repaired the island, and completed partial pond dredging at Rose's Pond.

IMPLEMENTATION PROGRESS: WHAT'S NEXT?

Several efforts are planned or are underway for 2027 in alignment with the Comprehensive Plan.

1. Amend specific areas within the Comprehensive Plan as recommended in this report.
2. Complete capital improvement projects in alignment with goals related to infrastructure, parks and recreation, and economic development.
3. Adopt a newer version of the Building Code and Fire Code to enhance goals related to healthy and sustainable buildings.
4. Continue to coordinate with other jurisdictions, agencies, and/or departments on local and regional initiatives that support the Comprehensive Plan's goals.

DEVELOPMENT GROWTH

RECENT PROJECT REVIEW

During the reporting period, October 2025 – September 2026, 97 applications have been submitted, reviewed, and approved by Staff and/or the Planning Commission and City Council. This includes applications that require public hearings such as rezonings, special use permits, and variances, as well as other applications that do not require public hearings such as plans, plats, deviations, and administrative reviews such as lot splits and some types of plans. Building Permits are not included in this calculation. Applications that were withdrawn were also not included in this calculation because they were not considered by the Planning Commission and/or City Council and no final action was taken on them. Within those 97 applications, 798.2 acres of land in Lenexa were reviewed and entitlements were approved in anticipation of development.

Table 3 shows the total number of applications and acres approved for development applications within the reporting period based on land use types in the Unified Development Code.

TABLE 3: DEVELOPMENT BY GENERAL LAND USE DURING REPORTING PERIOD

Use Classification	Applications		Acres	
Commercial	19	19.59%	106.51	13.34%
Industrial	13	13.40%	182.69	22.89%
Public & Civic	8	8.25%	159.20	19.94%
Residential	56	57.73%	301.8	37.81%
Mixed-Use	1	1.03%	48	6.01%
Total	97		798.20	

Applications organized by the Future Land Use Map Classification of the subject properties are shown in Table 4. The two Future Land Use Classifications that received the most applications were within the Suburban-Density Residential and Medium-Density Residential classifications while the Business Park classification accounts for the most acres out of the 798.2 acres reviewed (25.49%, or 203.46 acres).

TABLE 4: DEVELOPMENT BY FUTURE LAND USE CLASSIFICATION DURING REPORTING PERIOD

FLU Classification	Applications		Acres	
Low-Density Residential	4	3.81%	15.01	1.88%
Suburban-Density Residential	21	20.00%	152.89	19.15%
Medium-Density Residential	19	18.10%	39.68	4.97%
High-Density Residential	6	5.71%	81.11	10.16%
Urban-Density Residential	0	0.00%	0	0.00%
Neighborhood Commercial	0	0.00%	0	0.00%
Community Commercial	5	4.76%	1.12	0.14%
Regional Commercial	2	1.90%	17.22	2.16%
Mixed-Use	8	7.62%	54.68	6.85%
City Center	7	6.67%	11.66	1.46%
Office/Employment Center	8	7.62%	30.44	3.81%
Office, Research & Development	1	0.95%	30.4	3.81%
Business Park	16	15.24%	203.46	25.49%
Institutional	7	6.67%	155.43	19.47%
Public Parks & Open Space	1	0.95%	5.10	0.64%
Total	**105***		**798.2**	

RESIDENTIAL DEVELOPMENT

Residential development made up 57.73% of the total planning approvals in the City during the reporting period, accounting for 56 of the 97 total planning applications made. Four rezoning applications were approved for residential development, three of which were found to be consistent with the Comprehensive Plan and Future Land Use Classifications. The fourth application, Woodland Lakes, Lot 2, requires a minor amendment to the FLU map as recommended and discussed in the amendment portion of this report.

Of those residential development applications, the Suburban-Density Residential FLU classification accounts for the largest share of applications (roughly 33%) and acreage (162.18 acres). The High-Density Residential FLU classification saw the largest share of multifamily units added (670 units).

Table 5 shows the total number of applications and acres approved for development applications within the reporting period, as well as multifamily units and single-family lot additions distributed across the Future Land Use Classifications for residential development. In this context, multifamily refers to any unit that is not a single-family home.

TABLE 5: RESIDENTIAL DEVELOPMENT DURING REPORTING PERIOD

FLU Classification	Applications		Acres		Multifamily Units Added	Single-Family Lots Added
Low-Density Residential	4	6.25%	15.01	4.95%	0	0
Suburban-Density Residential	21	32.81%	162.18	53.50%	0	323
Medium-Density Residential	18	28.13%	39.68	13.09%	187	29
High-Density Residential	5	7.81%	20.93	6.90%	670	0
Community Commercial	4	6.25%	52.03	17.16%	0	0
Mixed-Use	7	10.94%	6.68	2.20%	388	0
City Center	3	4.69%	1.54	0.51%	121	0
Public/Open Space	2	3.13%	5.10	1.68%	0	16
Total	**64**		**303.15***		**1,366**	**368**

The total number of residential development acres differs from Tables 3 & 4. This is because some residential applications encompassed more than one Future Land Use classification; therefore, their acreage is counted more than once in Table 5.

INDUSTRIAL & COMMERCIAL DEVELOPMENT

Commercial development accounted for 19.59% of the total planning applications made during the reporting period - 19 of the 97 applications. The Office/Employment Center classification accounted for the largest number of commercial applications made (7), while the Business Park classification accounted for the largest share of acres (48.62%, or 51.78 acres). This is most likely due to the large acreage required for Business Park developments, which can include both limited commercial and industrial uses. There were six total special use permits and one sign deviation approved for commercial developments. The remaining commercial development approvals consisted of various preliminary, final, and revised plans.

Table 6 shows the total number of applications and acres approved for development applications within the reporting period distributed across the Future Land Use Classifications for commercial development. Since some commercial uses are allowed within business park zoning, those applications that would qualify as commercial uses within the Business Park FLU Classification appear in this table. The commercial application under the Suburban-Density Residential FLU classification was the Bean Babies Daycare Special Use Permit (SU26-06).

TABLE 6: COMMERCIAL DEVELOPMENT DURING REPORTING PERIOD

FLU Classification	Applications		Acres	
Suburban-Density Residential	1	5.26%	0.21	0.20%
Community Commercial	1	5.26%	1.12	1.05%
Regional Commercial	2	10.53%	17.22	16.17%
City Center	3	15.79%	6.35	5.96%
Office/Employment Center	7	36.84%	29.83	28.01%
Business Park	5	26.32%	51.78	48.62%
Total	**19**		**106.51**	

Table 7 shows the total number of applications and acres approved for development applications within the reporting period distributed across the Future Land Use Classifications for industrial development.

Industrial development accounted for 13.40% of the total planning applications made during the reporting period, or 13 of the 97 applications.

TABLE 7: INDUSTRIAL DEVELOPMENT DURING REPORTING PERIOD

FLU Classification	Applications		Acres	
Business Park	12	92.31%	152.29	83.36%
Office, Research & Development	1	7.69%	30.40	16.64%
Total	**13**		**182.69**	

PUBLIC & CIVIC DEVELOPMENT

Public and Civic development can encompass uses such as City facilities, churches, daycares, hospitals, and parkland. Public and civic development made up 8.25% of the total applications and 19.94% of the total acres approved for development since October 2025.

Table 8 shows the total number of applications and acres approved for development applications within the reporting period distributed across the Future Land Use Classifications for public and civic development. Of the eight applications for public and civic development, four were related to Lenexa Fire Station #6. The City Center project was the Ninja course/playground in Central Green.

TABLE 8: PUBLIC & CIVIC DEVELOPMENT DURING REPORTING PERIOD

FLU Classification	Applications		Acres	
City Center	1	12.50%	3.77	2.37%
Institutional	7	87.50%	155.43	97.63%
Total	8		159.20	

PLAN ALIGNMENT

Staff reviewed the Comprehensive Plan to assess its continued alignment with market conditions, transportation planning, environmental goals, and community priorities. The review found that the Plan's overall vision, goals, and policies remain relevant and continue to provide an effective framework for guiding development and City decisions. No major changes are recommended at this time. The proposed amendments are limited to adjustments to the Future Land Use Map to reflect approved development projects and correct mapping inconsistencies. These amendments are discussed in more detail in the Proposed Amendments section of this report.

PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN

As part of this annual review, Staff identified amendments to the Comprehensive Plan for consideration by the Planning Commission. The proposed updates are minor in nature and are intended to ensure the Future Land Use (FLU) Map continues to serve as an accurate and effective guide for decision-making. Some changes include cleaning up several property boundaries and filling in missing land use classifications. Other changes align with approved rezonings. Collectively, these refinements will strengthen the clarity and usability of the plan while maintaining consistency with its overall vision and goals.

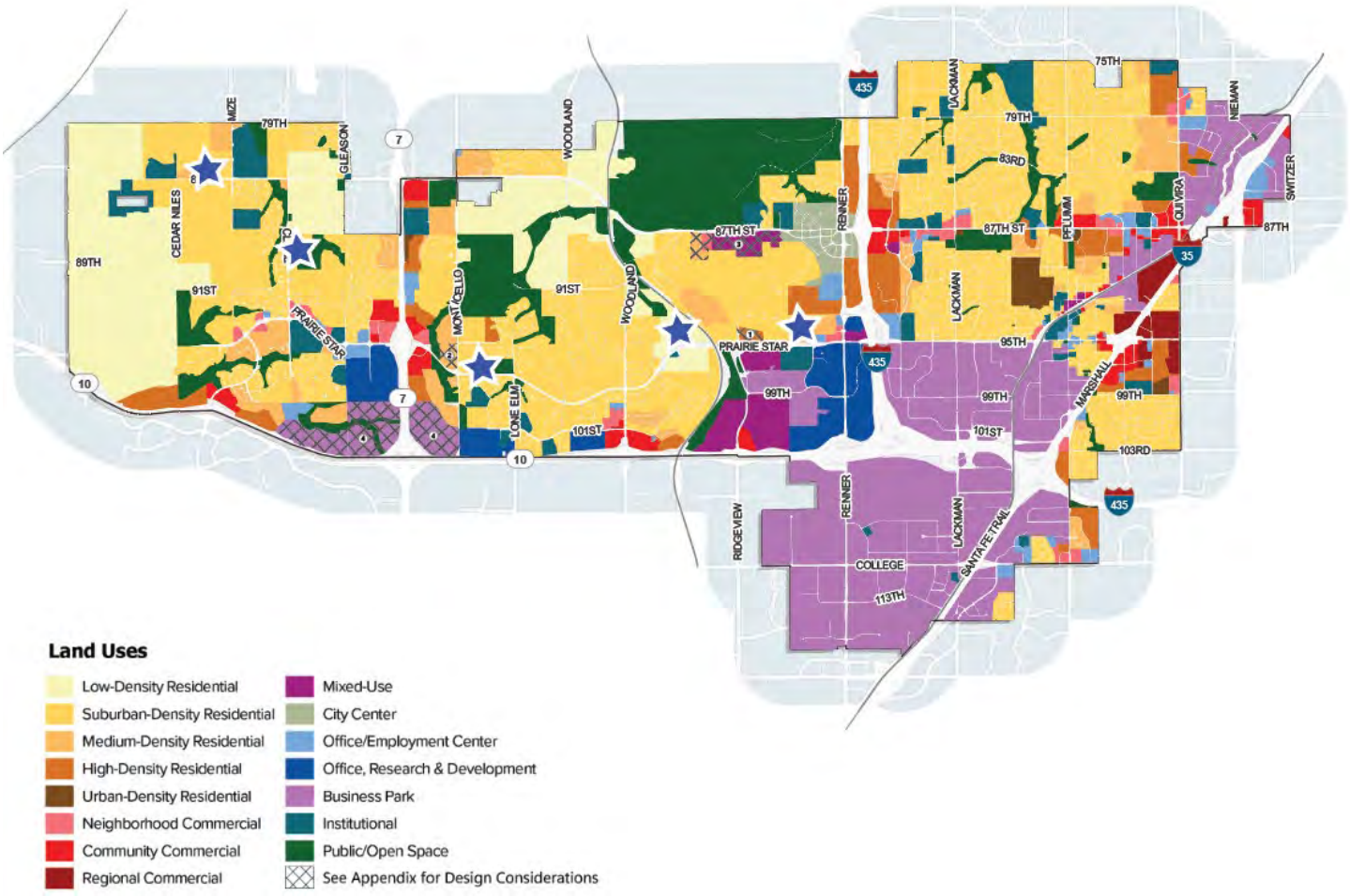


Exhibit 1: Amendment locations are represented by blue stars.

AMENDMENTS TO THE FUTURE LAND USE MAP

- Amend the map to make it consistent with the rezoning and/or plat approval of several existing or developing properties, including:

1. **North of Prairie Star Parkway between Renner Boulevard and Ridgeview Road (Prairie Creek Apartments & Townhomes)**
   - Amend from Suburban-Density Residential (0.6 - 3.5 DUA) to Medium-Density Residential (3.6 - 8 DUA) as a result of the approval of Prairie Creek Apartments, Phase 2 and the Prairie Creek Townhomes developments' actual densities.
   - The rezoning for Prairie Creek Apartments, Phase 2 was approved at the April 6, 2015 Planning Commission meeting (RZ15-05 and PL15-05P). The final plat was approved at the June 1, 2015 Planning Commission meeting (PT15-13F).
   - The rezoning for Prairie Creek Townhomes was approved at the May 1, 2017 Planning Commission meeting under applications RZ17-16 and PL17-04P. The final plat was approved at the June 5, 2017 Planning Commission meeting (PT17-16F).

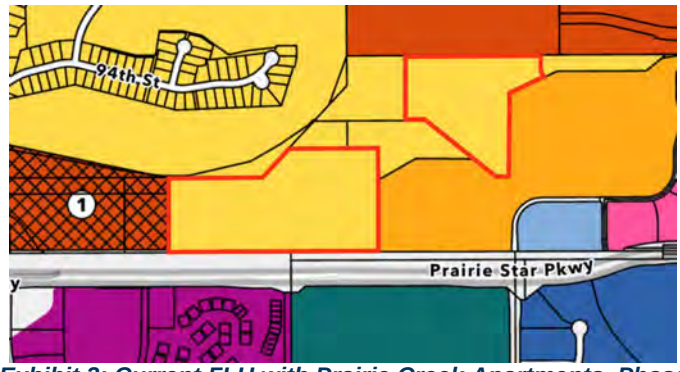


Exhibit 2: Current FLU with Prairie Creek Apartments, Phase 2 & Prairie Creek Townhomes project boundary in red.

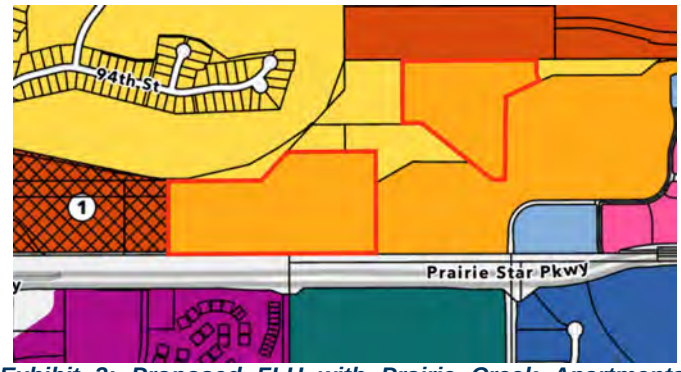


Exhibit 3: Proposed FLU with Prairie Creek Apartments, Phase 2 & Prairie Creek Townhomes project boundary in red.

2. **North of 83rd Street at Cedar Niles (Stoneridge North, 5th Plat)**
   - Amend from Suburban-Density Residential (0.6 - 3.5 DUA) to Medium-Density Residential (3.6 - 8 DUA) to account for the approval of the Stoneridge North, 5th Plat.
   - The rezoning for this project was recommended for approval at the January 9, 2023 Planning Commission meeting (RZ22-05 & PT22-01P). The final plat was approved at the April 6, 2026 Planning Commission meeting (PT26-13F).



Exhibit 4: Current FLU with Stoneridge North, 5th Plat project boundary in red.



Exhibit 5: Proposed FLU with Stoneridge North, 5th Plat project boundary in red.

3. **Northeast corner of 95th Street and Cherry Lane (Marmon Estates/Woodland Lakes Lot 2)**
   - Amend from Low-Density Residential (0.5 DUA maximum) to Suburban-Density Residential (0.6 - 3.5 DUA).
   - The rezoning for this project was recommended for approval at the July 6, 2026 Planning Commission meeting (RZ25-09, PT26-02P). The final plat was approved at the same meeting (PT26-16F).

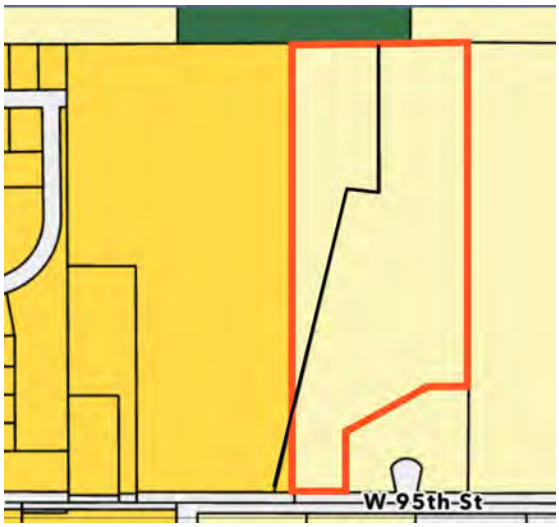


Exhibit 6: Current FLU with the revised area in red.

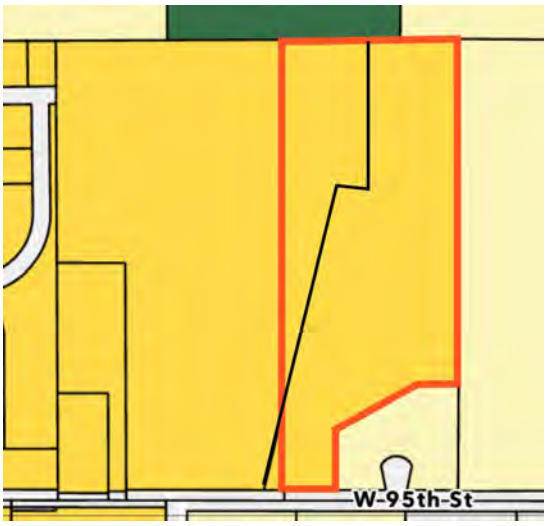


Exhibit 7: Proposed FLU with the revised area in red.

4. **Clear Creek Wetlands (East of Clare Road between W. 86th Terrace and W. 91st Terrace)**
   - Amend from Suburban-Density Residential (0.6 - 3.5 DUA) to Public/Open Space to account for the future alignment of 91st Street and resolve a previous mapping error.
   - In July 2024, a major update to the Comprehensive Plan was adopted. The Future Land Use Map was revised to reflect the open space and development areas of a 2018 RFP in the Clear Creek Wetlands area, though the revised Future Land Use Map was not fully accurate as it did not reflect all the park and open space land anticipated adjacent to Clare Road.

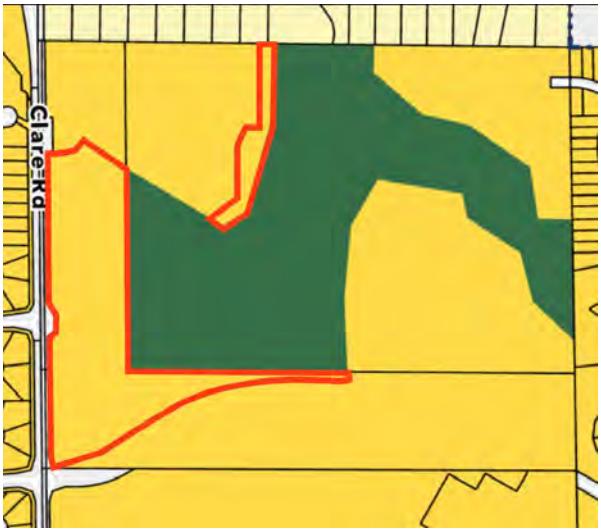


Exhibit 8: Current FLU with revised areas outlined in red.

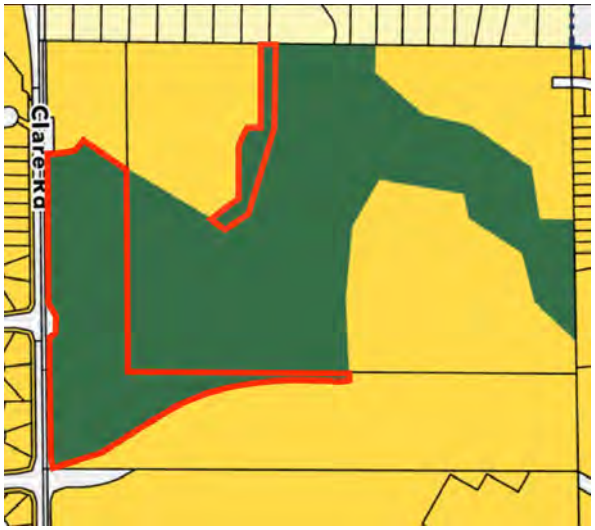


Exhibit 9: Proposed FLU with revised area outlined in red.

5. **North of Prairie Star Parkway between Lone Elm Road and Monticello Road**
    - Amend from Suburban-Density Residential (0.6 - 3.5 DUA) to Medium-Density Residential (3.6 - 8 DUA) as a result of the Benton House development.
    - The rezoning for this project was recommended for approval at the March 2, 2015 Planning Commission meeting under project RZ15-03 & PL15-03P. The final plat was approved at the May 4, 2015 Planning Commission meeting under application PT15-09F.

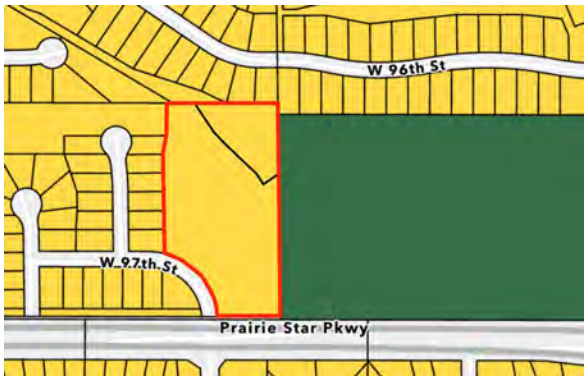


Exhibit 10: Current FLU with Benton House of Lenexa project boundary in red.

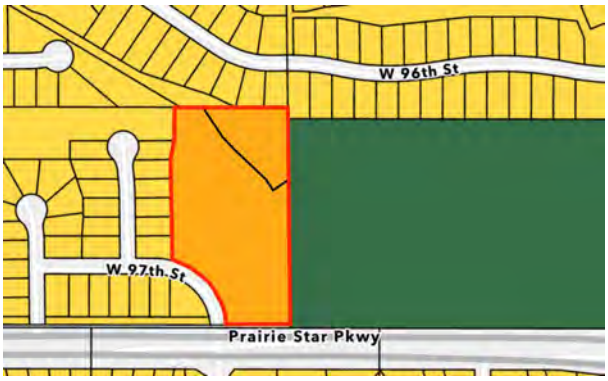


Exhibit 11: Proposed FLU with Benton House of Lenexa project boundary in red.

- Amend the map to remove land use classification colors from street rights-of-way within the FLU Map where development has progressed.



Example: Canyon Creek Boulevard neighborhood streets

- Amend the map to fix inconsistencies with FLU classification boundaries.



Example: Santa Fe Commerce Center

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Review the Comprehensive Plan Report.**

★ **Conduct a Public Hearing.**

★ **Staff recommends acceptance of the annual review of the Comprehensive Plan and approval of the amendments as noted within this Staff Report.**

- Staff notes that future reviews of the Comprehensive Plan will be aligned with calendar year data. Because of this, the next planned review is tentatively scheduled for spring of 2028 rather than the fall of 2027. This will give Staff the ability to better coordinate with various City departments to collect year-end annual data so reporting periods will adjust to calendar years instead of October-September.
- The project is consistent with Lenexa's goals through ***Sustainable Policies and Practices*** and ***Inclusive Community Building*** to create a ***Thriving Economy, Inviting Places, and Vibrant Neighborhoods***.

COMPREHENSIVE PLAN REVIEW

Staff recommends **ACCEPTANCE** of the annual review of the **Comprehensive Plan**.

COMPREHENSIVE PLAN AMENDMENTS

Staff recommends **APPROVAL** of the amendments to the **Comprehensive Plan** as noted within the Staff Report.

10. Lenexa Comprehensive Plan — Annual report and consideration of amendments to the Future Land Use Map. (Public Hearing)

STAFF PRESENTATION

Jessica Lemanski presented the annual review of the City of Lenexa's Comprehensive Plan, which was adopted in July 2024 and serves as the City's official policy guide for future development. The review covered data from October 2025 through September 2026, including progress on plan implementation, development activity by sector and future land use classification, and proposed amendments to the Future Land Use Map.

Ms. Lemanski reported that four rezoning applications had been approved during the reporting period, all generally consistent with the Comprehensive Plan and Future Land Use Map. The exception was Woodland Lakes Lot 2, which was associated with the Marmon Estates replat and requires a Future Land Use Map amendment to reflect the density change. Highlights of implementation included:

- 1,734 dwelling units permitted across residential projects and phases.
- 256 acres permitted for residential and mixed-use development.
- 12 commercial projects totaling approximately 102 acres of new development and improvements to existing sites were permitted.
- Approved plans for Fire Station 6, including fire and administrative offices.

The City will continue using the Comprehensive Plan to guide development decisions, complete Capital Improvements Program projects, update building and fire codes, and coordinate with other jurisdictions, agencies, and departments.

Ms. Lemanski compared development activity from the previous reporting period (July 2024 through September 2025) with the current reporting period (October 2025 through September 2026). The previous period included 89 applications covering approximately 697 acres. The current period had more applications and acreage reviewed, with residential development accounting for the majority of applications and acreage. She highlighted the following development activity:

- Residential: A total of 1,366 multifamily units and 368 single-family lots were added. Most residential applications were within the Suburban-Density Residential and Medium-Density Residential classifications.
- Commercial: Most commercial applications were within the office and employment center classification, while business park accounted for the most acreage.
- Industrial: Most industrial applications were within the Business Park classification. The Meritex equipment yard was the one application within the Office, Research, and Development classification.
- Public and Civic: Eight applications were reviewed, four of which were associated with Fire Station 6.

Ms. Lemanski also clarified that the residential projects within the Public/Open Space classification were related to the land swap associated with the Sunset Canyon plats.

Ms. Lemanski presented several proposed amendments intended to align the Future Land Use Map with approved and existing development projects:

- Prairie Creek Apartments and Townhomes: Change from Suburban-Density Residential to Medium-Density Residential to accurately reflect the density of the completed projects.

- Stone Ridge North, 5th Plat: Change from Suburban-Density Residential to Medium-Density Residential to reflect the approved development.
- Marmon Estates and Woodland Lakes, Lot 2: Change from Low-Density Residential to Suburban-Density Residential.
- Benton House of Lenexa: Change from Suburban-Density Residential to Medium-Density Residential to accurately reflect the density of the completed project.
- Clear Creek Wetlands: Correct a mapping error by changing an area currently shown as Suburban-Density Residential to Public/Open Space. Additional adjustments will align the map with the future 91st Street and the Clear Creek subdivision boundaries.

Additional map cleanup will remove land use classifications from street rights-of-way and correct inconsistencies where classification boundaries do not extend to property lines. Ms. Lemanski used the Santa Fe Commerce Center as an example, noting that the Business Park classification should extend to the property line. Staff recommended approval of the annual Comprehensive Plan review and the proposed amendments to the Future Land Use Map.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing.

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

PLANNING COMMISSION DISCUSSION

Chairman Poss thanked City Staff for preparing the annual review, noting that it was a significant improvement over previous practices when the Comprehensive Plan was not updated as regularly as it should have been. He acknowledged that some of the proposed map cleanups were a result of past inconsistencies. Chairman Poss also commented that the annual review provides an opportunity to step back and recognize the amount of development and progress occurring throughout the city. He noted that commissioners review projects monthly and can sometimes lose sight of the number of projects approved and the overall work taking place. He expressed appreciation for Staff's efforts and the opportunity to see the City's progress on an annual basis.

MOTION

Chairman Poss entertained a motion to recommend **ACCEPTANCE** of the annual review of the **Comprehensive Plan** and **APPROAL** of the amendments to the **Comprehensive Plan** as noted within the Staff Report.

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

DRAFT

ORDINANCE NO._____

AN ORDINANCE APPROVING AND ADOPTING AMENDMENTS TO THE CITY OF LENEXA COMPREHENSIVE PLAN.

WHEREAS, the City has consistently evaluated the Lenexa Comprehensive Plan to ensure the plan remains relevant as conditions and community goals evolve; and

WHEREAS, in 2024, the City of Lenexa passed Ordinance No. 5990 approving a complete revision of its Comprehensive Plan, including, but not limited to, comprehensive surveys and studies of past, present and future conditions and trends relating to land use, population and building intensity, public facilities, economic conditions and natural resources; and

WHEREAS, in 2026, the City undertook an annual review of the Comprehensive Plan and initiated an amendment to refine Future Land Use (FLU) boundaries and align with approved rezoning and/or plat applications, correct mapping inconsistencies, and remove land use classifications from street rights-of way; and

WHEREAS, on November 2, 2026, the Lenexa Planning Commission reviewed and considered the proposed amendment to the Comprehensive Plan and thereafter held a duly noticed public hearing for the purpose of hearing and considering public comment thereon and a written summary of said public hearing has been presented to the Governing Body for consideration; and

WHEREAS, the Lenexa Planning Commission determined the proposed amendments will ensure the coordinated and harmonious development which will best provide for the health, safety, order, convenience, prosperity, and general welfare of the City; and

WHEREAS, on November 2, 2026, the Lenexa Planning Commission recommended approval of the proposed amendments, as reflected in the minute record for said meeting; and

WHEREAS, the Governing Body, after review of the amendment, the summary of the public hearing thereon, and the Planning Commission's recommendation, hereby accepts said recommendation.

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

Section One: The City of Lenexa Comprehensive Plan, as attached hereto as Exhibit "A," is hereby approved and adopted. The Comprehensive Plan shall constitute the bases or guide for public action to insure a coordinated and harmonious development or redevelopment which will best promote the health, safety, morals, order, convenience, prosperity and general welfare as well as wise and efficient expenditure of public funds.

Section Two: The City Clerk is authorized and directed to provide an attested copy of the City of Lenexa Comprehensive Plan and any amendments thereto, to all other taxing subdivisions in the planning area which request a copy of such plan.

Section Three: This Ordinance shall take effect, and the Comprehensive Plan shall become effective, upon passage and publication of the ordinance summary in the official City newspaper as provided by State law.

PASSED BY the City Council this 17th day of November, 2026.

SIGNED BY the Mayor this 17th day of November, 2026.

CITY OF LENEXA, KANSAS

_____

Julie Sayers, Mayor

ATTEST:

_____

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

_____

Steven D. Shrout, Assistant City Attorney

APPENDIX

MINUTES OF THE
NOVEMBER 3, 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, Nicks, Bell, Williamson, Denny, and Herron were present with Mayor Sayers presiding. Councilmember Charlton 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 Bell made a motion to approve the October 20, 2026 City Council meeting draft minutes and Councilmember Williamson seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

APPOINTMENT

Parks and Recreation Advisory Board - Sharon Rice
Mayor Sayers recommended Sharon Rice for the Parks and Recreation Advisory Board, noting that Ms. Rice was a longtime Lenexa resident and trail user and that this would be her first civic board appointment.

Councilmember Nicks made a motion to approve the appointment and Councilmember Williamson seconded the motion. Motion passed unanimously.

PRESENTATIONS

Ashley Sherard presented the biannual Lenexa Economic Development Council report.

Julie Steiner presented the biannual Lenexa Convention & Visitors Bureau report.

CONSENT AGENDA

1. Resolution approving the annual investment policy for operating funds
   The Pooled Money Investment Board for the State of Kansas requires government entities with expanded investment powers to review and adopt an investment policy

on an annual basis. Staff and the City's investment consultant have reviewed the existing policy and are recommending no changes.

2. Resolution declaring it necessary to appropriate private property for construction of Phase III of the Complete Streets Program
   This resolution will allow the City to proceed with the acquisition of private property. The total cost of this phase, including property acquisition, is estimated to be $4.1 million.

3. Ordinance authorizing the acquisition of lands or interests therein by condemnation for the construction of the 95th Street Improvements - Renner to Lackman Project
   This ordinance authorizes City staff and its acquisition counsel to file a condemnation petition with the district court to acquire the easements and rights-of-way for the project. The total project budget is $3,928,391.

END OF CONSENT AGENDA

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

NEW BUSINESS

4. Ordinance removing area from the Mining Redevelopment TIF District and Amending Ordinance Nos. 4604 and 4825 and repealing Ordinance Nos. 4609, 4938, 5033, 5262, 5631, 5700, 5976, and 6015
   The City approved multiple redevelopment projects in the Mining TIF District that have facilitated the reclamation of undevelopable limestone mines and supported the development of housing, office, restaurant, and retail projects. Three approved redevelopment projects in the Mining TIF District, which make up the vast majority of the District, are complete. Staff recommends removing the completed redevelopment projects from the District.

   Sean McLaughlin, City Attorney, presented the history of Mining Redevelopment Tax Increment Financing (TIF) District ("District"), which was established in 2004 to promote investment and development in the undermined area. He said this ordinance would remove 353 acres, or about 78% of the Mining TIF District, effective January 1, 2027. He said the area contained three completed redevelopment projects and that two active project plans would remain in the District. He estimated the removed area would generate about $3.1 million annually in property taxes to be distributed proportionally among the City, Johnson County, the Shawnee Mission School District, and Johnson County Community College.

   Councilmember Bell asked whether the City could use tax increment financing on the same land in the future. Mr. McLaughlin said the City could do so by going through the full district establishment process.

   Mayor Sayers asked how much property tax the area generated before the District was created. Mike Nolan, Assistant City Manager, described the amount as negligible.

Councilmember Bell made a motion to approve Item 4 and Councilmember Handley seconded the motion. Motion passed unanimously.

COUNCILMEMBER REPORTS

Councilmember Nicks addressed the Kansas Attorney General's finding of a Kansas Open Meetings Act violation involving communications about the Habitat for Humanity project. He said Councilmembers Handley, Eiterich, Williamson, and Herron participated in a group text and that details of his separate conversations with Councilmembers Herron and Williamson were relayed to the group. Councilmember Nicks said the Attorney General's office required all five councilmembers to cease further violations and complete training and required the four group text participants to pay civil penalties. He called for public apologies and asked the Council to consider censure at its next meeting.

Councilmember Herron said he apologized to residents, paid the penalty and completed the training. He said the violation was unintentional and disputed Nicks' characterization of the events.

STAFF REPORTS

5. Quarterly Financial Report

   Nate Blum, Chief Financial Officer, presented the unaudited, cash-basis third-quarter financial report. He said key revenues increased $3 million, or 3%, from the same period in 2025, and operating activities remained within budget. City sales tax revenue rose 6% year to date. He said combined sales and use tax distributions increased 15% in August and 10% in September, reflecting June and July sales during the World Cup period. He also reported that $23,500 in public safety personnel costs for local World Cup events was charged to the tourism fund. The General Fund Reserve was 38%, and building permit revenue was about $100,000 higher than in the same period in 2025.

BUSINESS FROM FLOOR

Dan Wilkus, 24776 W. 90th Street
Cecilia Tapia, 8976 Greeley Street
Cathy Steinberg, 24795 W. 89th Street
Rose Lee, 8927 Hall Drive
Gaylene Van Horn, 8131 Rosehill Rd

ADJOURN

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

The meeting adjourned at 8:01 PM.