



Agenda

**COMMITTEE OF THE WHOLE AND
PLANNING COMMISSION JOINT MEETING
CITY OF LENEXA, KANSAS
17101 W. 87TH STREET PARKWAY**

**APRIL 23, 2024
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

ROLL CALL

APPROVE MINUTES

March 26, 2024 Committee of the Whole meeting draft minutes (located in the Appendix)

DISCUSSION

1. Presentation of Draft Comprehensive Plan

ADJOURN

APPENDIX

2. March 26, 2024 Committee of the Whole 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.



COMMITTEE OF THE WHOLE AND
PLANNING COMMISSION
JOINT MEETING MEMORANDUM

ITEM 1

SUBJECT: Presentation of Draft Comprehensive Plan
CONTACT: Scott McCullough, Community Development Director
DATE: April 23, 2024

PROJECT BACKGROUND/DESCRIPTION:

In 2021, the City embarked on a major update to the Comprehensive Plan. Extensive staff, Steering Committee, and public engagement have occurred since 2021 and a [draft](#) of the Plan was prepared and shared with the public at an open house on March 27, 2024. A report reflecting the comments received at the open house and recommended revisions to the draft Plan is attached for review.

Staff and the City's consultant, Houseal Lavigne, will present the draft Plan and request feedback from the Planning Commission and City Council at this Joint Meeting. The Plan will then begin a formal adoption process when the Planning Commission holds a public hearing on the Plan at its June 3, 2024 meeting. The City Council will consider the Plan at its June 18, 2024 meeting.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Healthy People
Inviting Places
Vibrant Neighborhoods
Integrated Infrastructure & Transportation
Thriving Economy

Guiding Principles

Superior Quality Services
Prudent Financial Management
Strategic Community Investment
Extraordinary Community Pride
Inclusive Community Building
Responsible Economic Development
Sustainable Policies and Practices

ATTACHMENTS

1. Report
2. Presentation
3. Draft Comprehensive Plan
4. Supplemental Correspondence

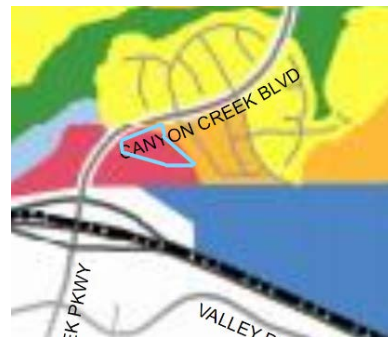
Lenexa Draft Comprehensive Plan Follow Up Issues and Public Comments

This document contains comments submitted by the public and governing body members at or after the March 27, 2024, open house where residents and other stakeholders were invited to review and comment on the Draft Comprehensive Plan. The comments generated several follow-up revisions to the plan as noted in this report.

Follow Up Discussion Items

After the open house, Staff noted a few items in need of revision in the Draft Comprehensive Plan and agreed with several of the public's suggestions to revise the plan. Staff plans to revise the document to address the following comments/issues without discussion from the City Council and Planning Commission, unless the Council or Commission desire such discussion:

- a. Revise the picture of Old Town in Chapter 5 to include current businesses.
- b. Revise the telecommunications section in Chapter 7 to account for satellite service.
- c. Correct minor misinformation and spelling edits on the acknowledgements page.
- d. Include the multiuse trails layer of the parks and open space map with the bicycle and pedestrian map.
- e. Remove private medical facilities from the Community Facilities Map and revise the plan narrative to account for the larger spectrum of medical clinics and services serving the community.
- f. Correct an error in classifying a parcel located at the northeast corner of Canyon Creek Boulevard and future 100th Street. The current comprehensive plan (exhibit on the right below) reflects a Community Commercial land use classification for the parcel outlined in light blue. The parcel was mistakenly classified as Public/Open Space in the new draft plan (exhibit on the left, parcel highlighted with yellow dot). The Public/Open Space classification is used for public parks and open spaces. This property is privately owned and expected to develop in the future. The properties to the east and south of this property are currently zoned for commercial uses.



A couple of issues generated by the public's review should be discussed at the April 23, 2024, joint meeting of the City Council and Planning Commission and will be presented at that time by Staff for direction by the Council and Commission. They include:

- a. Review Clear Creek area (excerpt from the Draft Future Land Use Map at right). The City's plan for development of this City-owned property at the northeast corner of Clare Road and 91st Street minimally exceeds the Suburban-Density Residential density of 3.5 du/ac (at <5 du/ac net).

Staff does not recommend it be changed to Medium-Density Residential because Staff also view density in terms of gross density and it likely conforms in that sense, but Staff desires to highlight this area since the City owns it and it presents opportunity to include missing middle housing types that go beyond the Suburban-Density Residential primary uses (duplex, townhomes).



- b. Review two land use classifications noted in the public open house comments from Dan Foster (Item 8 under the Miscellaneous Comments and Post-Open House Emails section later in this report). Mr. Foster's email was, in part, in response to a discussion Community Development Director Scott McCullough had at the open house with Greg Sieve, a resident of Canyon Creek Highlands living on Saddletop Street, who argued against High-Density Residential land use for property west of K-7 noted on the map contained in Mr. Foster's email. Mr. Sieve followed up with an email on the topic (Item 9 under the Miscellaneous Comments and Post-Open House Emails section later in this report).

The other part of Mr. Foster's email is a request to modify the Office, Research and Development classification east of K-7 Highway along 101st Street to the Medium-Density Residential classification noted on the map contained in Mr. Foster's email.

For reasons that will be discussed at the April 23, joint meeting, Staff recommends changing the residential classification from High-Density to Medium-Density for the property west of K-7 and maintaining the Office, Research and Development classification for the property east of K-7.

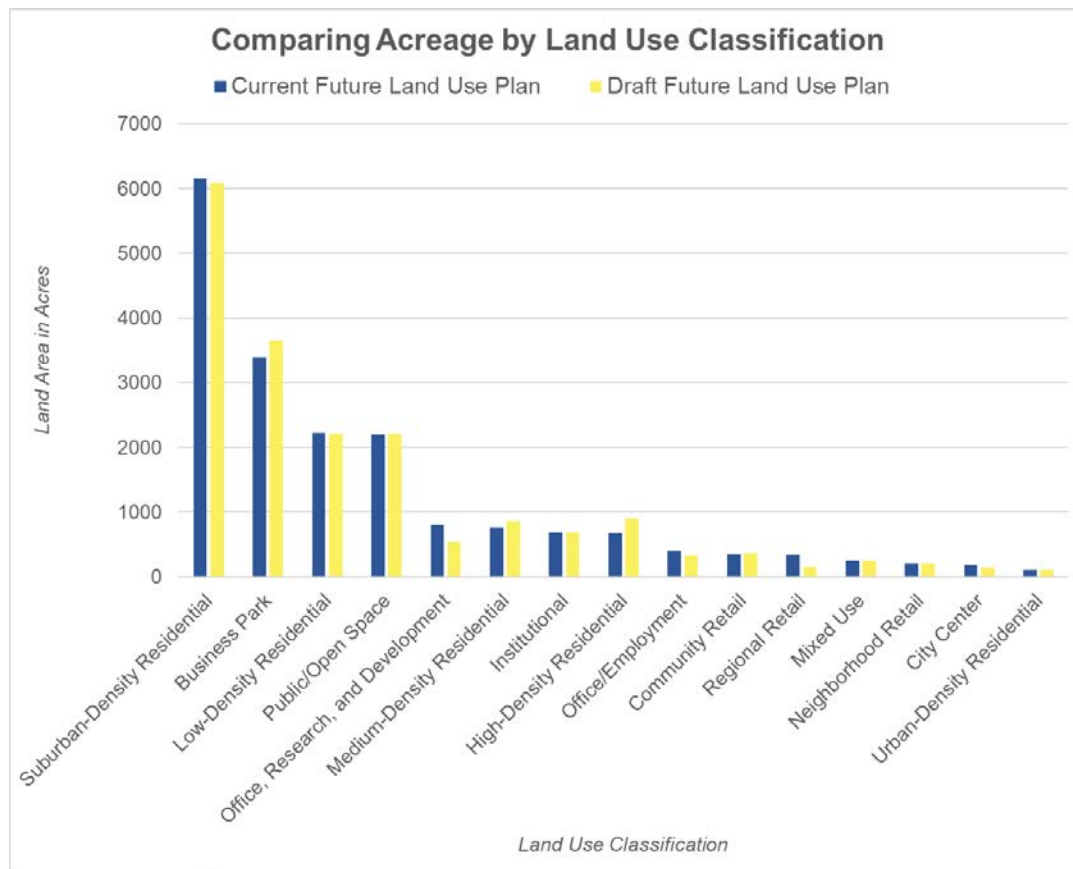
Analysis of Land Use Classifications

Members of the Governing Body have requested a comparison of land use classifications between the current Comprehensive Plan and Draft Comprehensive Plan, particularly for Medium-Density Residential and High-Density Residential classifications. The table below depicts the differences in acres between all land use classifications contained in the Plan. As areas noted in the Areas of Change Map on page 23 of the Draft Comprehensive Plan were revised to address changing market conditions, land uses were pushed and pulled in different ways. Essentially, the Office, Research, and Development classification

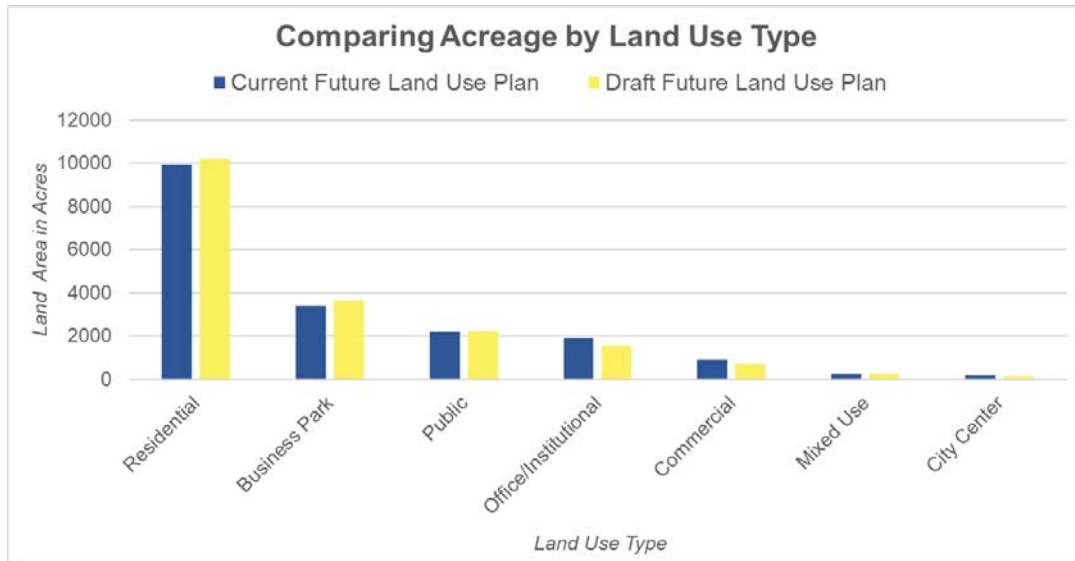
and Regional Retail classification were reduced and replaced with Business Park, High-Density Residential, and Medium-Density Residential classifications.

	<i>Land Area (ac)</i>			
	Current	Draft	Difference	% Change
Suburban-Density Residential	6145	6090	-55	-0.90%
Business Park	3395	3655	260	7.66%
Low-Density Residential	2229	2214	-15	-0.67%
Public/Open Space	2196	2210	14	0.64%
Office, Research, and Development	806	544	-262	-32.51%
Medium-Density Residential	763	853	90	11.80%
Institutional	680	680	0	0.00%
High-Density Residential	670	904	234	34.93%
Office/Employment	397	329	-68	-17.13%
Community Retail	354	371	17	4.80%
Regional Retail	347	160	-187	-53.89%
Mixed Use	258	259	1	0.39%
Neighborhood Retail	205	205	0	0.00%
City Center	177	149	-28	-15.82%
Urban-Density Residential	113	112	-1	-0.88%
TOTAL	18735	18735	0	0.00%

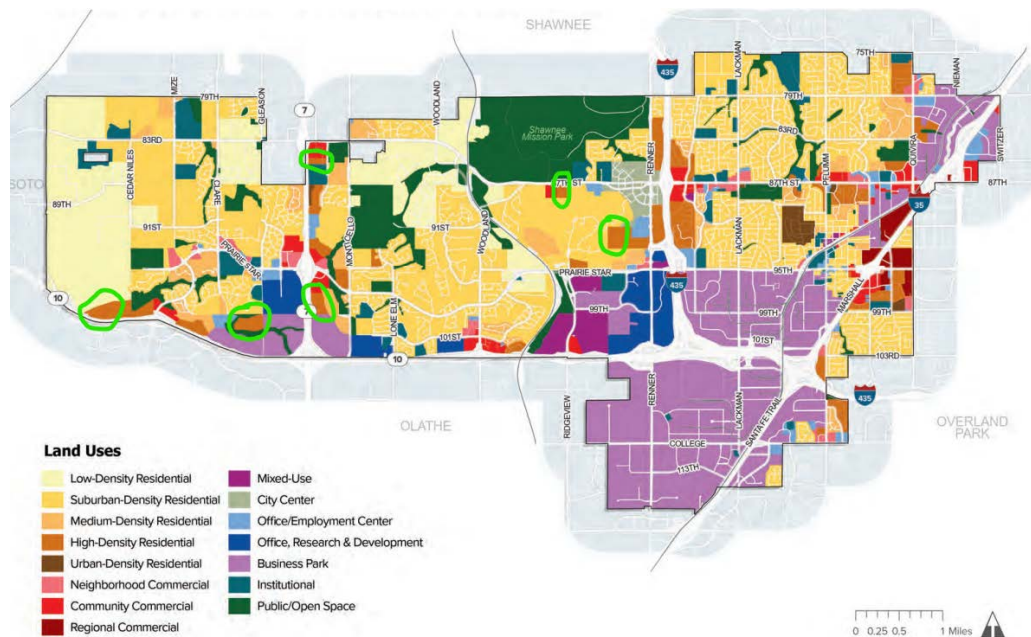
This comparison is reflected graphically in the bar chart below.



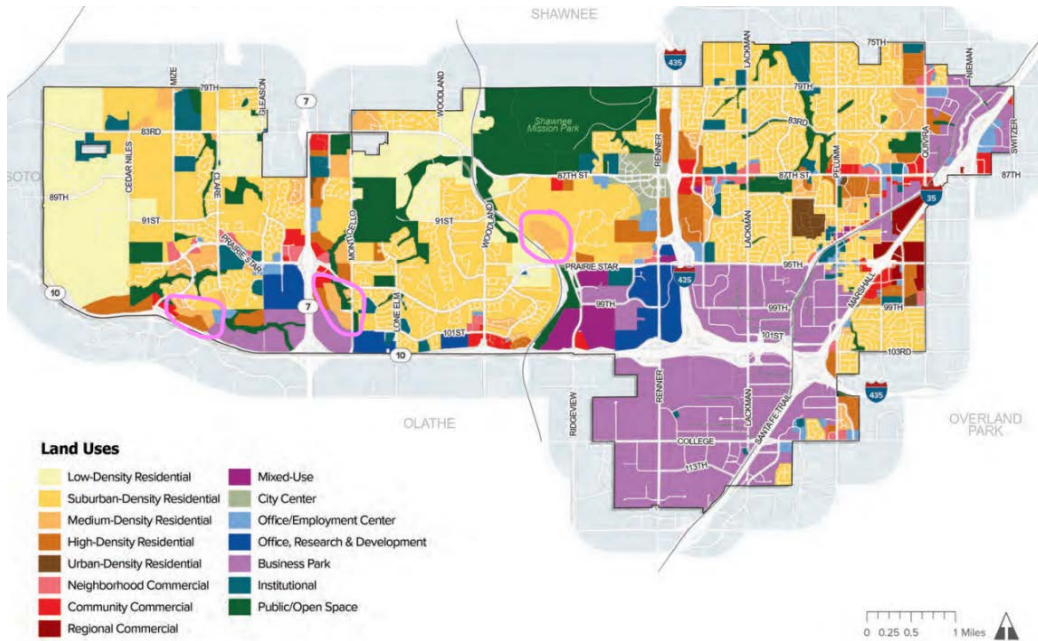
Another way of looking at the relationship between land uses is to group them into broader categories where all residential, commercial, office and business park classifications are grouped into one category as the bar chart below reflects.



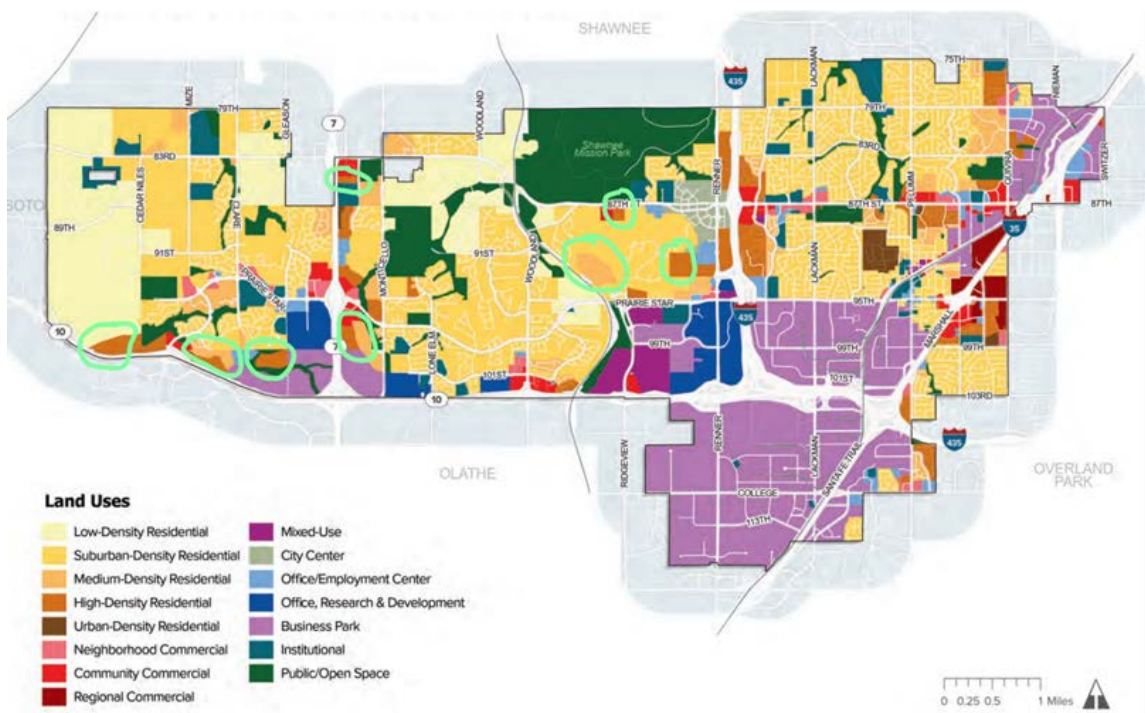
Of the 904 acres of High-Density Residential-classified properties in the Draft Comprehensive Plan, approximately 170 acres are yet to be zoned to correspond with the planned High-Density Residential use as noted in the green circles on the map below. Note that the Mixed-Use areas in the Ridgeview Corridor and City Center area allow multifamily uses as well.



Of the 853 acres of Medium-Density Residential-classified properties in the Draft Comprehensive Plan, approximately 110 acres are yet to be zoned to correspond with the planned Medium-Density Residential use as noted in the pink circles on the map below.



The properties changing from non-High/Medium Residential to High- or Medium-Residential Density classification that have not yet been zoned for this type of development are circled in green on the map below.



Public Comment Received at Open House

The open house comment cards contained three questions as noted below. The responses provided are verbatim from the cards left at the open house. Not every question was answered by a commenter.

1. What do you appreciate about the draft plan?

- a. The focus on sustainable development, various modes of transportation, and community services.
- b. I like the “third place”. Areas that people can meet. Also like the mobility add trail maps. I appreciate space for single family subdivision homes.
- c. Visuals- Ability to ask questions.
- d. Love the shared use path/trail plans!
- a. The “third place” concept is exciting.
- e. Its intended focus on green spaces/conservation. Its thoughtfulness about accessibility, diversity, & lower incomes. Having the opportunity to view the plans & comment on them.
- f. The median density South of 99th/100th East of Clare-west of K7 does provide a good transition from BP to RP-1.
- g. Interesting how things have changed-more forward looking based on the needs of the community-bike paths, less offices, accommodation of Panasonic Plant impact etc.
- h. I love the idea of the neighborhood nodes. Ultimately, I think that is a safer and more sustainable way to reduce the car traffic created by low density zoning than expanding road infrastructure.
- i. As you look at 83rd from K7 to Desoto-recommend 2 lanes each way- with center turn. –Not 4 lanes!
- j. Looking at senior residential age in place options. Broad scope- taking many interests/needs into account.
- k. Appreciate the information! It’s all work in progress.
- l. How much thought has gone into it.

2. What would you change about the draft plan?

- a. I would be mindful of the timing of housing density vs schools, roads/paths. I’d like to see emphasis on keeping up existing infrastructure (parks, pools, and other public-use properties that remain inside 435 (older part of Lenexa) so that existing neighborhoods are not forgotten while so much time and money is focused to West Lenexa.
- b. Since land and new neighborhoods is limited, anything Lenexa can do to give the remaining new houses a little character/unique from the developer would be appreciated; Not 100% EIFS stucco, but include horizontal lap siding, etc.
- c. None - that I can perceive at this time.
- d. Emphasis on affordable single family homes-much of the development in Lenexa is >\$500k. The only “cheap” development doesn’t even have basements. Fill in sidewalk gaps near Oak Park.
- e. Make timelines of planned projects more clear/available. Remove the road plans to connect 91st St & Lone Elm. Add more parks/green spaces/conservation land. Be more clear about low income housing availability.
- f. Need for balance in housing options. Providing attainable housing choices.

- g. Please work with developers on preserving the natural environment while also providing necessary housing. The layouts of new developments don't need to kill every tree and natural space like every new development is now doing. This doesn't align with water conservation goals of Johnson County and the State of Kansas.
- h. Residential around Clear Creek Park on Clare should be changed to medium density for all or some. 3.5 DU/AC is too low for what the City has stated they want there.
- i. Need to better understand how this fits into what the cities around us are doing.
- j. Move actionable language pertaining to improving transportation safety. Transit is briefly mentioned but I don't see any way that people will start using transit without a major overhaul in zoning. I prefer mixed-use zoning but majority of Lenexa residents seem to like low density.
- k. Make sure to clearly indicate RETAIL that will be added. If it is the neighborhood nodes-say so.

3. Does the draft plan align with Vision 2040 goals?

- a. I believe so. I have concerns that the housing development in Western Lenexa would pre-date establishment of right-sized infrastructure (i.e. roads, bike lanes, public transportation).
- b. Yes, I think so. Well Done!
- c. Thank you for offering this to Lenexa Residents.
- d. For future development, Yes. I'm skeptical all Lenexan's (us living in the older parts near Oak Park) will have access to a walkable third place (especially safe walkability).
- e. I was disappointed to see, despite the plan's emphasis on environmental conservation, a few planned park additions & the plans for a new road to cut through the park by my house (91st St).
- f. Skeptical about the nodes and how much value if any they will actually provide.
- g. Yes.

Miscellaneous Comments and Post-Open House Emails

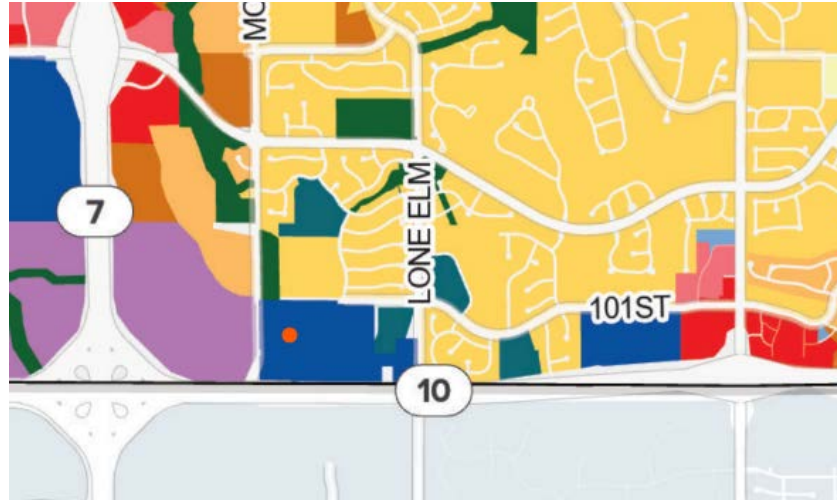
- 1. Apartment vs single family residence development
 - a. What data supports the demand for more apartments?
 - i. Growing 65 and over ages want smaller homes, not apartments.
 - b. How much is dependent upon the Panasonic plant meeting 4000 employment goal?
 - c. What is the overall population growth estimate?
- 2. Huge increase in bike trails. I'm OK in theory with this, but are the "connectors" really getting used?
 - a. What are the current RideKC bike use numbers?
- 3. For development between 435 and K7, are there any plans for the loud gun range?
 - a. I wouldn't want to move within a mile of it but that's where much of the current development is.
- 4. For the development west of K7 out by St. James, is there any shopping, retail, parks, swimming, etc.?
- 5. To achieve this plan, how much will the city need to invest (i.e.. Tax us) relative to the past 16-20 years?
- 6. Are sustainability building codes in conflict with need for affordable housing?

7. Overall I appreciate the look and feel of the proposed document and I believe it should serve the City well. Being a Lenexa resident my comments really relate to how the Plan might impact development in our general neighborhood (Manchester Park).
- Not certain of the best way to do this, but the multi-use trails in the parks and open space map need to be integrated with the bicycle and pedestrian map. I probably see more bikes on those multi-use trails than I do on the bike lanes. In reality, when I go biking I usually use the trails but then hop over to some on-street lanes (or sidewalks) when I am trying to get to a specific location.
 - Near K-10 and K-7 I noticed significant land use changes from retail and/or office to Business Park. Given all the market changes it probably makes sense, though I remain concerned about the potential nature and intensity of some of those business park uses. Also what KDOT might propose for K-10 can have an impact on Land Uses for the area.
 - Very pleased that you mention Accessory Dwelling Units. These units might one day contribute to the housing needs of many Lenexa residents, of all ages. Some additional UDC or building code changes might be needed to make this happen.
 - At one point in time MARC had proposed a Kansas City to Lawrence trail along K-10 Highway. The trail is still on Lenexa's trails map, but I didn't see it mentioned anywhere. It's a great idea, though much of the trail would need to be pulled off the highway and interchanges due to cost and potential traffic conflicts. The 1st segment of this trail was actually constructed in Lenexa (Woodland to 101st)
 - Keep up the good work on development of Lenexa City Center!!!
8. Email from Dan Foster, Principal with Schlagel consulting firm, representing land owner/developer Andy Cope:

As we briefly discussed this evening, we appreciate the staff's hard work and consideration of the land use requests we have made on behalf of the property owner over the last few years. After reviewing the draft future land use, Andy would like to make the following requests for the comprehensive plan.

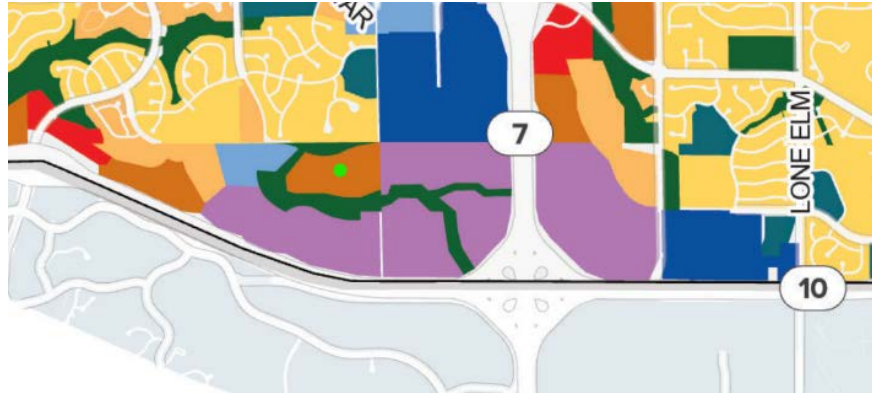
K10-A, LLC Monticello Road and 102nd Terrace Parcel

The previous and the new draft comprehensive plans show this parcel (reflected by red dot in the map below inserted by Staff) as an office use. It has been master planned for office forever and has no one who has had any interest for an office use. He does have interest in a residential use. He would like to see this parcel shown as medium density residential. Parcels north and west are residential uses and there is a church to the east. With the change in the office market since 2020, office parcels this size (small offices to provide professional services) seek locations near retail centers. While it is adjacent to proposed BP land use, there is no mutually advantageous connection or compatibility for business or resources. The office on the small parcel near the retail on Woodland has more mutually beneficial connection as does the office on Prairie Star adjacent to the hospital. Additionally a medium density residential use can work more with the existing conditions of the site (extensive stream corridor and topo) per goal 3.1 in housing and neighborhoods.



K-10 -C LLC 99TH Street and Clare Road Parcel

This parcel (reflected by green dot in the map below inserted by Staff) is shown as high density residential and Andy would like to keep it shown with high density land use to allow flexibility. We had shown this use on the plan we provided in 2020. While I understand that there may be area residents that want the parcel to remain BP, this site has significant topography that would require significant grading to make it suitable for a business park use. With the curved alignment of 99th Street to go south of the stream buffer along the most of the north boundary, the combination of the buffer width and 99th Street right of way would place buildings approximately 430 feet from the single family home on the end of the Canyon Creek cul de sac. The type of building that is typically constructed in multifamily can work with the grade by stepping down or terracing down the slopes. As we stated several years ago, the multifamily will provide a transition from the logistics business park buildings to the single family. Since the current owners purchased the property there has been considerable ground where restrictions have been implemented that were not there at the time of the purchase. The stream corridors, major arterial and collector planned (none of which existed at the time the property was purchased) have significantly reduced the size of the developable area of the parcel so a higher density use is needed to offset the loss and the cost of infrastructure that has been proposed for the area. In regards to density between the two multifamily land uses, the concern is the cap of the medium density at 8 du/ac. We do see this as potentially an RP-3 site (townhome, small apartment community or senior residential), but the current land use categories do not directly align with zoning (3 multifamily in the comprehensive plan and 4 in the zoning). The Planning Commission nor the Council is likely to approve an RP-4 zoning on this parcel. The concern is that the medium density might not allow a townhome, small apartment community or senior type residential use.



9. Email from Greg Sieve, resident of Canyon Creek Highlands:

Scott,

I wanted to get back with you regarding our conversation at the Community Forum about the Proposed Comprehensive Plan for Lenexa.

Our conversation focused around the map on display and the proposed high density residential zoning area that would border the neighborhood of Canyon Creek Highlands. Specifically the area between Clare Road and the future extension of Gleason Road, south of the future 99th Street extension. A change in zoning to allow high density apartments, up to 4 stories tall bordering an established and upscale neighborhood, is a complete departure from the City's policies and practices in the past. As a point of example we looked at the map and verified that high density zoning built in the last 20 years was located next to Interstates (I-435) and State Highways (7&10) with the exception of City Center which has no residential development in the near vicinity.

We also discussed the topography of the proposed hillside. The elevation of the backyards in Canyon Creek bordering the apartment development is at 990 feet. The hillside rises to 1030 feet where the construction would take place. A complex of multiple 4 story apartment buildings would tower over Canyon Creek Highlands and become the focal point of hundreds of windows facing that direction. (See attached photos for a perspective from Canyon Creek and from the hillside toward Canyon Creek.) We further spoke of the topography of the hillside that has a down slope as it moves south toward Highway 10 ending with a low elevation of 980 feet. If the zoning were moved to border Highway 10, as is Lenexa's practice and policy, it would no longer tower over the area because of distance and elevation changes.

I understand and support development on the west side of Lenexa but breaking from tradition and allowing high density residential (4 story apartments) to border an established upscale suburban residential neighborhood is not something that other local communities in Olathe, Shawnee, and Overland Park are doing. It is a bad precedent for Lenexa and should not be approved.

Thanks for your consideration,

Greg Sieve







10. Email from Ken and Belinda Van Hercke, residents of Canyon Creek Highlands:

Gentleman,

I would like to express my concern about the Proposed Comprehensive Plan for Lenexa.

Specifically, the proposed high density residential zoning area that would border the neighborhood of Canyon Creek Highlands between Clare Road and the future extension of Gleason Road south of the future 99th Street extension. A change in zoning to allow high density apartments, up to 4 stories tall bordering an established and upscale neighborhood, is a complete departure from the City's policies and practices in the past. As a point of example we looked at the map and verified that high density zoning built in the last 20 years was located next to Interstates (I-435) and State Highways (7&10) with the exception of City Center which has no residential development in the near vicinity.

The elevation of the backyards in Canyon Creek bordering the apartment development is at

990 feet. The hillside rises to 1030 feet where the construction would take place. A complex of multiple 4 story apartment buildings would tower over Canyon Creek Highlands and become the focal point of hundreds of windows facing that direction. (See attached photos for a perspective from Canyon Creek and from the hillside toward Canyon Creek.) The topography of the hillside that has a down slope as it moves south toward Highway 10 ending with a low elevation of 980 feet. If the zoning were moved to border Highway 10, as is Lenexa's practice and policy, it would no longer tower over the area because of distance and elevation changes.

I understand and support development on the west side of Lenexa, but breaking from tradition and allowing high density residential (4 story apartments) to border an established upscale suburban residential neighborhood is not something that other local communities in Olathe, Shawnee, and Overland Park are doing. It is a bad precedent for Lenexa and should not be approved.

I would like to invite you all to my home to help you visualize what an apartment would like in my backyard. I'm sure you would not want this in your backyard and would encourage you to move the apartment south, closer to Highway 10.

Thank you for your time and consideration,

Ken and Belinda Van Hercke
9813 Saddletop St.





11. Email from Jared Percy, resident of Canyon Creek Highlands:

Good Afternoon Team,

My name is Jared Percy, a homeowner in the Canyon Creek Highlands neighborhood since 2018. I am writing to communicate my concerns with Scenario's 2 and 3 under consideration in the Comprehensive Plan Update, and in particular, the proposed development uses for the area between Clare Rd. and K-7.

I am reluctant to speak for others but suspect it is not a stretch to suggest that the significant majority of individuals owning high value single family homes in the area are not enthusiastic about the prospect of large apartment complexes or mixed use warehouses being built adjacent to the neighborhood. Speaking for myself, I am not opposed to development, but am strongly opposed to the construction of high-density residential and business park facilities in this area.

Let me start by stating that I am in general agreement with the Goals and Policies outlined in the plan. Unfortunately they lack clear criteria with which they can be measured and leave

room for qualitative (if not arbitrary and certainly objectionable) statements like "the most positive future." Clearly this leaves out meaningful parameters like statistical significance of the test and its results, success criteria for any given Test Factor, Test Factor weighting, and quantitative rationale supporting both pros and cons of a given plan. Reading the Plan Update, my only conclusion is that the plan's creators have reduced their success criteria very simply to "more is better." (Unless that is park acres per person, I suppose.) Without criteria or grounding, how can anyone discern that 16.7 million square feet of commercial is better than 15.5 million square feet? From the map, 20% of Lenexa appears to be business park. More is "the most positive future"? The "Job Creation" high ranges and low ranges overlap between Scenario 1 and Scenarios 2 and 3 respectively. Seems to be something deeper in the numbers worth unpacking there. And again, at risk of going out on a limb here, I would suspect "Government Employee Growth" is a questionable Test Factor for more than just myself.

But perhaps most pertinent to this communication, the qualitative presentation of results significantly neglects the negative impact on nearby communities. As strange and intuition-defying a decision as it is to plunk an apartment complex or business park directly adjacent to high value neighborhoods, it would appear that the negative impacts are indeed worth visiting. And at risk of sounding flippant (I assure you that is not my intent and do apologize if still I come across that way), I will in-kind leverage qualitative statements here, though all of the below (and likely more that I have failed to consider at this time) could be benchmarked and are certainly measurable.

- "Context sensitive infill" and "best practice considerations" will not block light or noise, if they are indeed followed at all.
- The topography does not lend itself to land buffers that will mitigate visual impact.
- The proposed usage does nothing to improve walkability or amenities to existing communities.

Not only do the Test Parameters fail to convince of "the most positive future" and neglect the negative impacts, I believe the proposed use between Clare and K-7 in Scenarios 2 and 3 is inconsistent with and/or in violation of the vision, goals, and policies laid out in the plan.

- The vision specifies "vibrant neighborhoods", "healthy people", and "inviting places". The three of these appear to be traded for a "thriving economy", for which the Test Parameters fail to demonstrate. p.11 and p22
- The proposed high density residential is not positioned along a "major highway and roadway corridor," contrary to the "well-established pattern" that "should continue moving forward." p.45
- Goal 1: "Prioritizes creating complete neighborhoods to maintain and elevate Lenexa's high quality of life and desirability." Mixed high value housing, high density housing, and business park does not achieve any of these things and further isolates the existing neighborhoods.
- Goal 2, Policy 2.3 "Accommodate infill development and consider moderate density increases in established neighborhoods where increased density is determined to be appropriate based on the context of the area." I would like to know what goes into the consideration of the context of the area. Whether the high value neighborhoods or the surrounding landscape's natural beauty, it appears the context of the area has not been considered whatsoever in the plan update.

- Goal 2, Policy 2.5: "Consider higher density multifamily housing in areas that provide well planned transitions to lower density housing." There is no transition in the plan update, simply high density housing being proposed immediately adjacent to low density housing.
- Goal 3: Policy 3.1 "Guide future residential growth into development patterns that respect the natural environment by clustering density on non-sensitive areas of the property." High density residential and business park use will without question not respect the natural environment and land on which the Plan Update proposes this use.
- Goal 4: "Promote vibrant, attractive, and unique commercial areas with high economic vitality." Very subjective goal with detailed policies that do nothing to support the land usage in this area as proposed by the Plan Update.
- There are several others but my soapbox grows thin and the dead horse well beat.

To be clear, I am not a fan of Scenario 1's adopted plan between Clare and K-7 either, and think further consideration should be given to the natural beauty, accessibility, and proximity to vibrant/active high value neighborhoods before paving over for warehouses and apartments. I do applaud the flexibility to reconsider past decisions in the plan based on current situations and future outlook. I likewise appreciate the opportunity to provide input. There are better uses for this land. For the land itself, the adjacent community, and the city as a whole.

In appreciation of your time and consideration,
Jared

12. Email exchange between resident Michael Feller and Scott McCullough, Community Development Director (Scott's responses are in red):

Thanks so much for the housing starts info and especially taking the time at last night's open house to visit and the work your staff put into the plan. Driving home with my neighbor, we thought of a few questions/concerns:

1. You confirmed the population growth projection by 2040 around 45-50k which would equate to at least 15-20k households. However, factoring in the current 1000 undeveloped lots you provided and only 4-5 new neighborhoods in the plan, how can we possibly add tens of thousands of new residences unless a large number of these will be apartments. The master plan did not seem to indicate too many more apartments so can you help us better understand if this growth is realistic and the projected split between apartments and single family? The population projections are best reflected in the table on page 22 (digital page 26) of the draft plan. There you will see that there actually is a pretty sizeable range of eventual full build out population. We reflect it in a range because there is a bottom and top density for most residential land use categories and we find that not all developments reach the maximum density of the plan. One factor to consider is that the Mixed-Use land use category (much of which lies in the Ridgeview Road corridor) allows for multi-family development and that is included in our population projections.

2. All City Council members have stated the importance of affordable housing. Do you truly believe many thousands of new Lenexa homeowners will be able to afford \$500k+ homes which is what the low end new developments in West Lenexa are currently charging. Would you consider adjusting current building codes and/or sustainability objectives that appear currently at odds with affordability? Perhaps give the buyers the option of these upgrades instead of mandating them? **Good question and often debated when affordable housing is pitted against codes. The regulatory framework (codes), in my readings on the topic, contribute marginally to the issue of housing costs (affordability). It is mainly driven by other factors: the supply and demand of the market (currently not enough supply to meet demand), material and labor costs, price of raw land, interest rates, etc. Building codes exist to provide certain levels of safety and energy efficiencies. Housing affordability includes the costs to operate the home over time. An energy efficient home will benefit the homeowner over the long term by reducing energy costs, so while a home may be marginally more expensive at initial sale, it will cost less in utilities while contributing to goals to reduce carbon emissions.**
3. Can we suggest a small revision to the land use maps....it would be clearer if you identify lands that are not developable (ie. due to flood plain/creeks, railroad, etc.). Also 4 current golf courses (Canyon Farms, Falcon Ridge, Falcon Valley, Smileys) currently show as suburban density residential. Shouldn't these instead either be commercial or even public/open space as these lands are overstating the land mass for residential, although it does appear Smileys current land is identified as a Business Park in the future? **Golf courses are unique in that they have opportunities to redevelop if they are no longer financially feasible. If one were to propose redevelopment, such as what we expect Smiley's to do, then the plan reflects the expectation for what the land use would be upon redevelopment.**

Thanks again for all the great work you do and clarifying the above! **Thank you for participating in the effort. Together we make a better future for the City!**

13. Email from Dr. Fred Church regarding the Community Facilities Map **(Note: Staff responded to Dr. Church that the medical facilities will be removed from the Community Facilities Map and the narrative in the plan revised to be more inclusive of the broader spectrum of medical facilities serving the community):**

Scott,

My colleagues and I have noticed the exciting Vision 2040 Comprehensive Plan being proposed in the public report being posted on the Lenexa.com website.

We are encouraged to see growth-promoting planned changes in the greater Lenexa community that we are glad to be both a current and expanding healthcare resident.

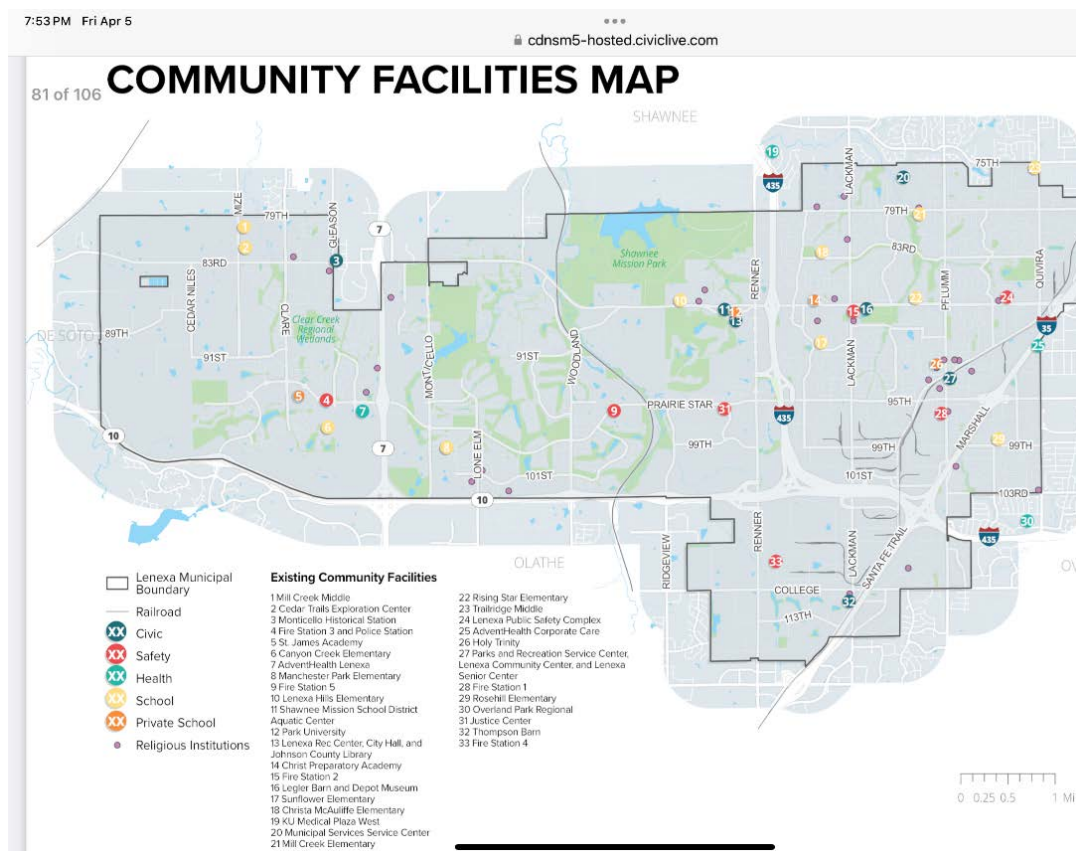
As we are reading about how both existing and future community content are being highlighted in the public report for Lenexa/KC consumption, we noticed that while the imminent Justice Center is highlighted on the map (enclosed pic from page 81 of the PDF draft report) our neighboring clinics are surprisingly not included as valued community

resources for Lenexa informational benefit like other Advent health system resources are inclusive.

We would appreciate if both of the two College Park-HCA clinics be included as some of the existing Lenexa community facilities in the final/updated Comprehensive Plan report set to be further released to the City & greater metro KC's consumption in the near-term 2024.

Thank you for this consideration of our inclusion,

Dr. Fred Church
College Park Prairie Star-HCA
17050 W 96th St
Lenexa, KS 66219
(913)359-1771





GUIDING GROWTH FOR A VIBRANT AND THRIVING

LENEXA

COMPREHENSIVE PLAN

Joint PC and CC Meeting

April 23, 2024

Meeting Agenda

- Introduction
- Draft Comprehensive Plan Overview
 - *Vision and Goals*
 - *Future Land Use*
 - *Housing and Neighborhoods*
 - *Commercial and Employment*
 - *Transportation and Mobility*
 - *Community Facilities and Infrastructure*
 - *Parks, Open Space, and Recreation*
 - *Implementation*
- Open House Feedback and Incorporation Recommendations
- Next Steps

What is a Comprehensive Plan?

- A “Roadmap” or “Blueprint” for the next two decades
- The Comprehensive Plan...
 - *Engages the community*
 - *Identifies community desires, needs, and aspirations*
 - *Assesses the City’s existing issues and strengths*
 - *Guides a broad range of topics (policy)*
 - *Is a dynamic document – can be updated and maintained to reflect trends and events*
- A guide for creating regulations and decisions on zoning requests– one of the many “Golden Criteria” factors

Why do a Comprehensive Plan?

- Tell **Lenexa's story** and share the City's vision
- **Evaluate** and **inform** development proposals
- **Foundation** for the regulatory framework
- **Coordinate** local and regional initiatives
- **Support the CIP** and budgeting
- Identify **future studies**
- **Inform** and **educate** the community

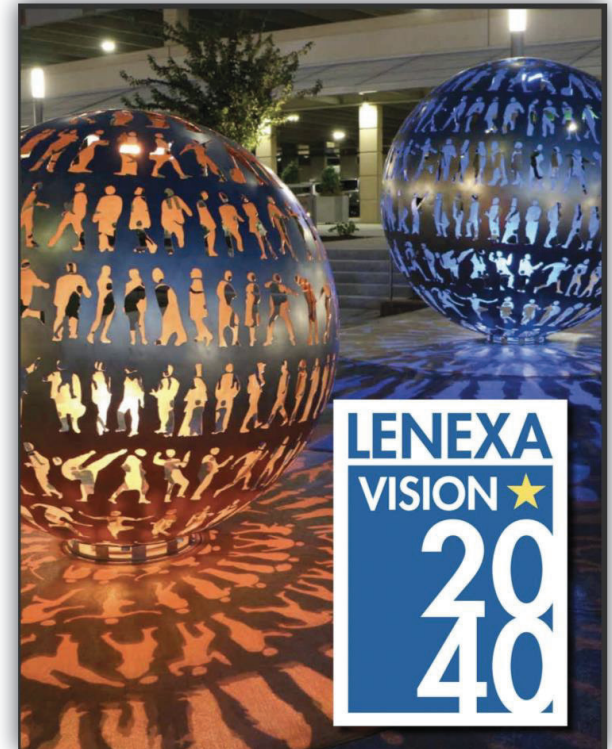
Project Scope

- Task 1: Project Management
- Task 2: Foundational Community Engagement
- Task 3: Existing Conditions Analysis
- Task 4: Vision, Goals, and Preliminary Policy Framework
- Task 5: Land Use Scenarios and Plan Framework
- Task 6: Draft Framework Plans
- **Task 7: Draft Comprehensive Plan and Adoption**



Project Objectives

- Reflect & implement Vision 2040's values.
- Acknowledge current market trends in classifying areas of development opportunities.
- Incorporate sustainable goals and practices throughout the plan.
- Accommodate ever-changing technology in transportation and building practices.
- Create a regulatory framework that encourages diverse housing and high quality of life.



VISION AND GOALS

VISION STATEMENT

The year is 2040. Lenexa is a vibrant, growing community that is welcoming to all. People are engaged with their City and each other.

The City's history, natural beauty, and unique places, such as Old Town, Black Hoof Park, and Lenexa City Center, bring people together in exciting ways!

A variety of attainable housing choices are available to residents of all backgrounds, no matter their stage of life, socioeconomic status, or physical ability. Amenity-rich neighborhoods provide high quality of life, convenient access to goods and services, parks and trails, multi-modal transportation options, and exceptional schools.

Lenexa's expanded network of innovative Complete Streets prioritizes safe, active, and sustainable connections to improve the livability of current and future residents, workers, and visitors of all ages, abilities, and backgrounds. Trails, sidewalks, and bicycle facilities connect neighborhoods to each other and to employment centers and commercial services.

A robust variety of employment opportunities and businesses fuel Lenexa's local economy, supporting a diverse workforce and innovative energy conservation and sustainable development practices. The City thrives by serving neighborhoods and the business community with excellent transportation, infrastructure, and community facilities and programs.

The community celebrates and strengthens its local identity through delivering exceptional city services, programming a range of community events and activities, and providing attractive public spaces for socializing and enjoying the outdoors.

Goals, Policies, and Relation to Vision 2040

GOALS AND POLICIES

Fourteen goals and associated policies guide the recommendations included in later chapters of this document. The goals describe desired results toward which planning efforts should be directed. They are broad and long-range, and represent an ambition that may require the culmination of many smaller actions to be fully achieved.

The policies support their respective goal and are more specific, actionable, and measurable in nature. They are distinct steps that should be completed to work towards achieving the related goal and overall vision. Policies are presented in the numbered lists following each goal.

Each goal is related to a primary topic area(s) within Vision 2040. The symbols detailed to the right are used to clarify the connection between the goals and Vision 2040 topic areas.

Each goal is also aligned with the Lenexa Governing Body's eight guiding principles, which consist of:

- Superior Quality Services
- Prudent Financial Management
- Strategic Community Investment
- Extraordinary Community Pride
- Inclusive Community Building
- Responsible Economic Development
- Sustainable Policies and Practices
- Values-based Organizational Culture



Vibrant Neighborhoods



Healthy People



Thriving Economy



Integrated Infrastructure and Transportation



Inviting Places

BEST PRACTICE CONSIDERATIONS

Each Chapter of the Comprehensive Plan includes recommendations for Lenexa to consider in order to implement the policies, achieve the goals, and realize the vision of the community. The recommendations are supplemented by Best Practice Considerations that are presented in blue boxes such as this one. Best practices are new and innovative or tried and true strategies that other communities have utilized to address similar issues or achieve similar aspirations as Lenexa's. Should Lenexa decide to move forward with a best practice implementation, additional research and analysis would likely be necessary to tailor the approach to the City.

HOUSING AND NEIGHBORHOODS



Goal 1

Prioritize creating complete neighborhoods to maintain and elevate Lenexa's high quality of life and desirability.

- 1.1** Continue to preserve and reinvest in established residential neighborhoods.
- 1.2** Encourage the development of neighborhood nodes with a balanced mix of housing types, neighborhood-centric commercial and civic uses, and public recreational spaces.
- 1.3** Build a unified sense of community and local identity within neighborhoods.



Goal 2

Support a diverse range of housing to support residents of all backgrounds and stages of life.

- 2.1** Promote attainable housing through diverse housing choices and creative housing types.
- 2.2** Support investment in older, single-family housing stock and neighborhoods in a manner that preserves naturally occurring affordable housing.
- 2.3** Accommodate infill development and consider moderate density increases in established neighborhoods where increased density is determined to be appropriate based on the context of the area.
- 2.4** Consider a mixture of housing densities in newly developing areas.
- 2.5** Consider higher density multifamily housing in areas that provide well planned transitions to lower density housing.
- 2.6** Provide a framework for housing that is welcoming to residents in all stages of life and with all abilities.



Goal 3

Promote the development of sustainable and resilient neighborhoods.

- 3.1** Guide future residential growth into development patterns that respect the natural environment by clustering density on non-sensitive areas of the property.
- 3.2** Promote sustainable infill development and redevelopment in identified areas.
- 3.3** Encourage new development and rehabilitation to utilize materials, construction techniques, and infrastructure systems that reduce negative environmental impacts of residential development.
- 3.4** Preserve and integrate green spaces and high-quality trees in new neighborhood subdivisions.

COMMERCIAL AND EMPLOYMENT



Goal 4

Promote vibrant, attractive, and unique commercial areas with high economic vitality.

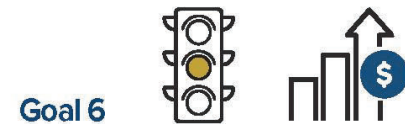
- 4.1** Foster existing and support the creation of new neighborhood nodes identified in Vision 2040.
- 4.2** Beautify and enhance the multi-modal functionality of commercial corridors.
- 4.3** Continue to invest in Old Town as a special community destination.
- 4.4** Continue to support the development of City Center as a mixed-use destination for commercial, residential, civic, and recreational uses.



Goal 5

Foster a strong local economy that offers a wide range of employment opportunities.

- 5.1** Support the development of quality industrial, office, and business parks.
- 5.2** Reinvest in established employment areas.
- 5.3** Work with private-sector partners to attract and retain an innovative, skilled, and diverse workforce.



Goal 6

Maintain and enhance high-quality, healthy working environments in all commercial and employment areas of the City.

- 6.1** Encourage sustainable building and site design practices among existing and new businesses as they grow and develop.
- 6.2** Support the use of appropriately sized and designed alternative energy sources and on-site energy production.
- 6.3** Partner with local businesses to encourage and foster sustainable development initiatives.

TRANSPORTATION AND MOBILITY



Goal 7

Provide a safe and convenient multimodal transportation network that serves people of all ages and abilities including pedestrians, bicyclists, personal vehicles, transit, first responders, freight, and emerging transportation technologies.

7.1 Continue to fill gaps in the roadway system and construct new roadways to support growth, development, and economic activity.

7.2 Fill gaps in the trail, sidewalk, and multiuse path network to ensure that residents and visitors of all ages and abilities can use multiple transportation methods, leveraging the dual benefits of creating sustainable and desirable places and providing alternate modes of transportation.

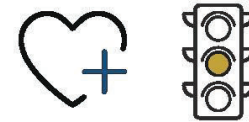
7.3 Follow the Lenexa Complete Streets Plan, which includes consideration for developing a mix of transportation elements such as separated bike routes, trails, and shared use side paths that are comfortable for users of all ages and abilities.

7.4 Coordinate with regional partners to right-size transit service and provide reliable and safe first and last mile connections to transit stops.

7.5 Coordinate with regional partners to ensure seamless travel between jurisdictions regardless of travel mode.

7.6 Identify Safe Routes to School infrastructure to ensure children of all ages and abilities have safe and active options for school travel.

7.7 Work with KDOT to promote a high level of maintenance and expansion of highway infrastructure.



Goal 8

Improve safety and access for all users of the transportation system.

8.1 Utilize data to design and manage the transportation system in a way that minimizes user error.

8.2 Identify and address unsafe locations and roadway characteristics using best practices in crash data analysis and roadway design to improve safety for all users.

8.3 Consider the importance of enhancing access to transit and sidewalk infrastructure in areas with low-incomes, high-unemployment, zero or one-car households based on U.S. Census data.

8.4 Ensure sidewalks and crossings meet Americans with Disabilities Act standards and are maintained.



Goal 9

Ensure Lenexa's transportation system is sustainable and poised for the future.

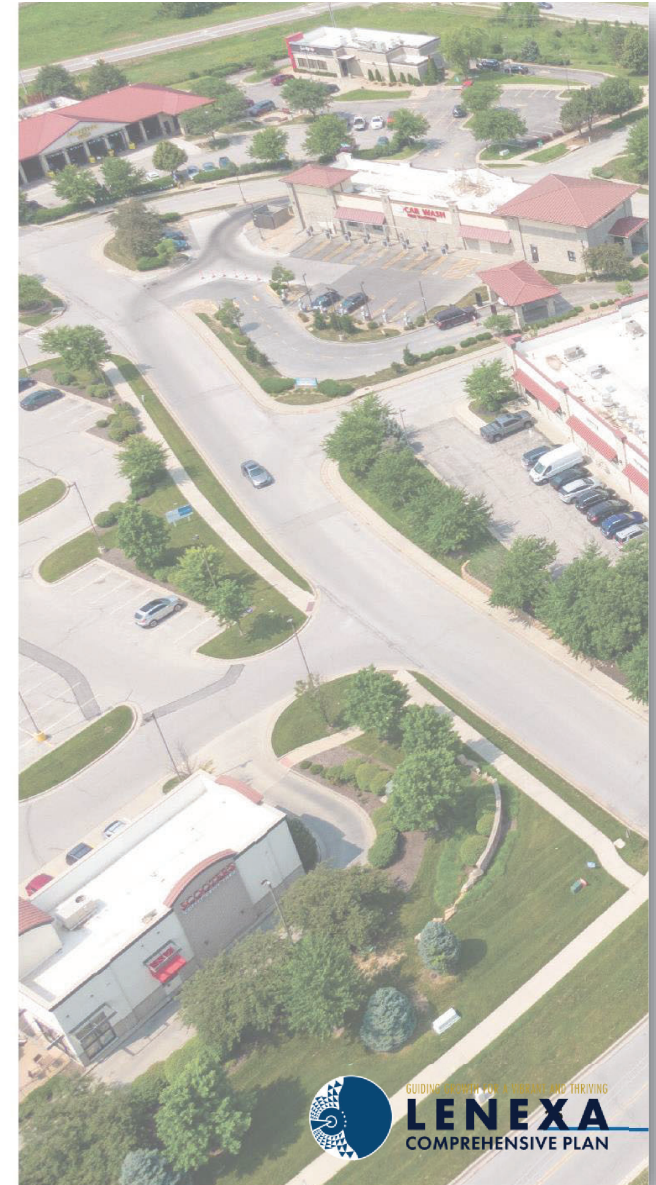
- 9.1** Plan for technologies such as autonomous, connected vehicles, and ridesharing programs.
- 9.2** Encourage the use of and provide infrastructure for transportation alternatives that address City-identified climate mitigation strategies.
- 9.3** Include green infrastructure elements early in the design and planning phases of future transportation projects. This may include bioswales, permeable pavement, or other emerging best management practices.
- 9.4** Plan for electric vehicle charging infrastructure including promoting and encouraging decentralized charging at businesses, retail and residential locations.



Goal 10

Plan for and prioritize infrastructure improvements to the City's internal and shared transportation systems.

- 10.1** Continue to proactively invest in the maintenance of existing infrastructure for all modes of transportation.
- 10.2** Work with utility providers to expand services to support growth, such as solar power and electric vehicle charging.
- 10.3** Coordinate utility expansion or upgrade projects to work with City transportation or infrastructure projects in the area.
- 10.4** Work proactively with countywide Watershed Management Organizations on a regional approach to upgrading stormwater management systems and investing in resilient infrastructure.
- 10.5** Encourage the use of renewable energy sources and green infrastructure options.
- 10.6** Utilize streetscape infrastructure to beautify the community.
- 10.7** Align infrastructure needs with capital improvement planning.



COMMUNITY FACILITIES AND INFRASTRUCTURE



Goal 11

Continue to provide high quality community services as the City grows.

11.1 Coordinate with school districts as development is proposed to allow for fully informed decision making that accommodates growth.

11.2 Maintain high-quality emergency response services.

11.3 Coordinate with Johnson County Library to provide excellent library services.

11.4 Plan for and encourage civic uses to locate in neighborhood nodes.



Goal 12

Be a steward of the environment and emerge as a leader in municipal sustainability.

12.1 Consider strategies to address climate mitigation, such as those included in the Kansas City Regional Climate Action Plan.

12.2 Consider incorporating sustainability and resiliency best practices when designing and constructing capital improvement projects.

12.3 Evaluate the inclusion of sustainability and resiliency best practices when reviewing and adopting new building and development codes.

12.4 Recognize and celebrate City actions that address climate mitigation.



GUIDING BEHAVIOR FOR A SUSTAINABLE FUTURE
LENEXA
COMPREHENSIVE PLAN

PARKS, OPEN SPACE, AND RECREATION



Goal 13

Enhance, protect, and increase parks, open spaces, recreational opportunities and natural assets.

13.1 Continue to reinvest in high quality parks, recreational facilities, programming, and cultural opportunities.

13.2 Integrate public or private parks and outdoor recreational amenities within a half-mile (10-minute walk) of residences.

13.3 Promote the conservation of open space and key features in new development.

13.4 Use the Parks and Recreation Master Plan as a tool to prioritize Park system needs in the future.



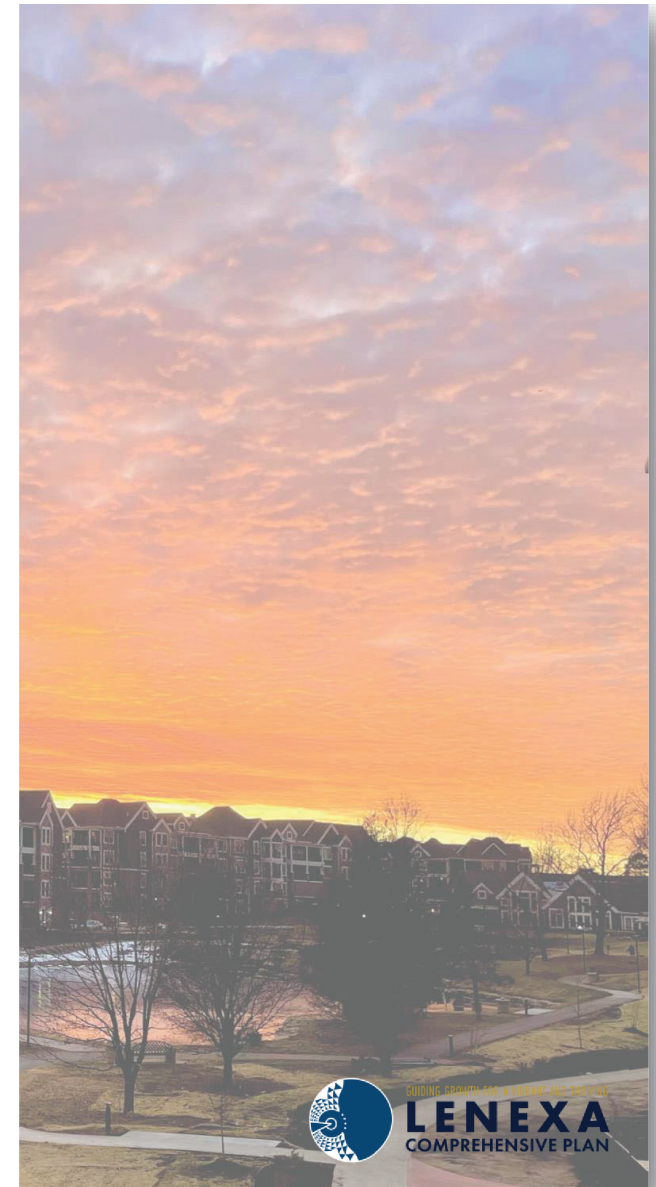
Goal 14

Maintain, expand, and improve the trail system to keep the community connected.

14.1 Connect residents to parks and recreational opportunities through sidewalks, trails, and other means of multi-modal transportation.

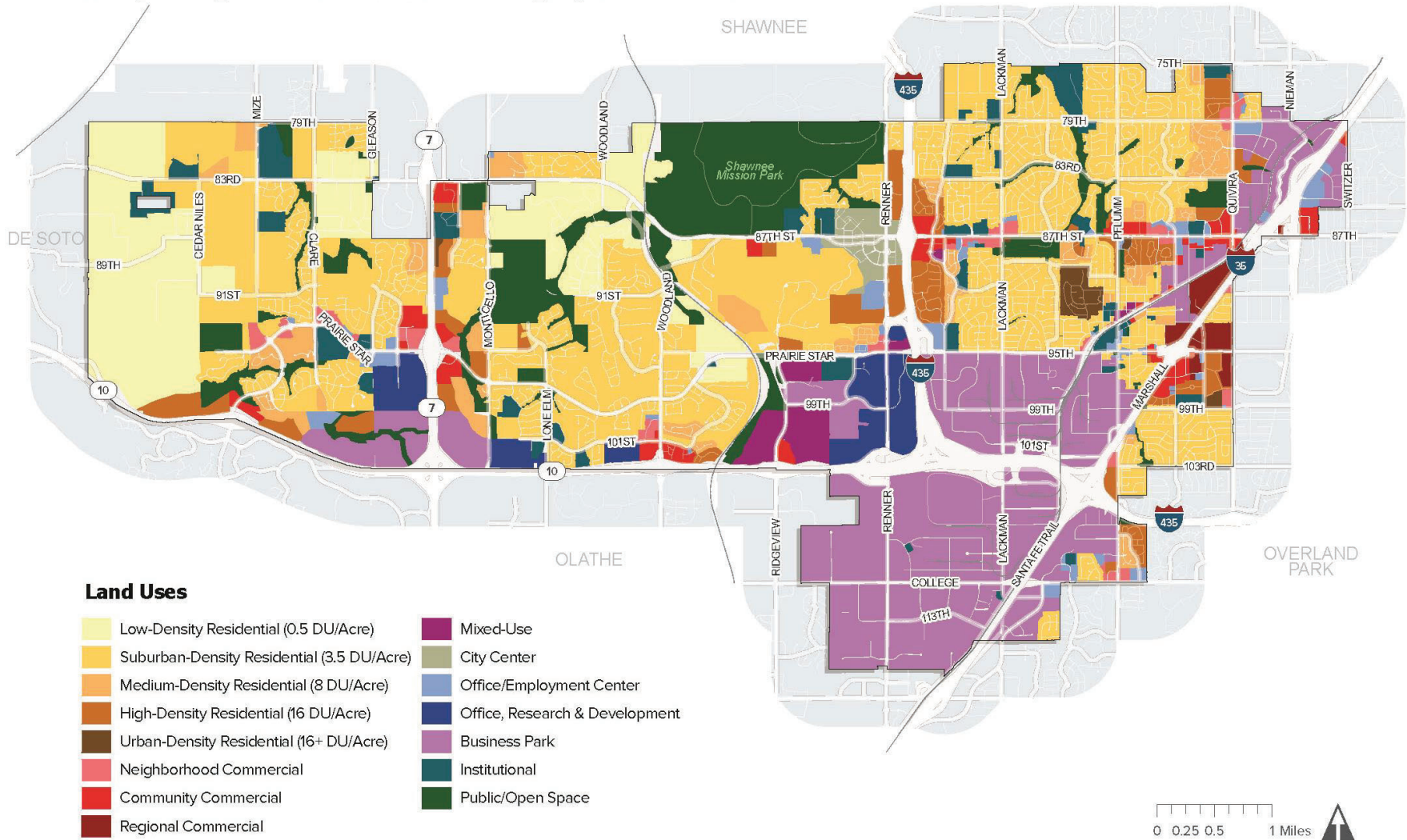
14.2 Extend trail corridors in areas currently not served and as new development is created.

14.3 Maintain partnerships with neighboring agencies.

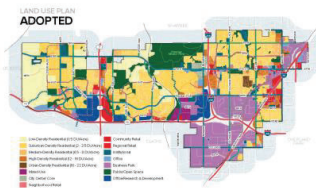


FUTURE LAND USE

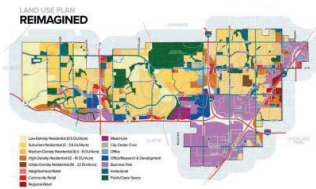
FUTURE LAND USE PLAN



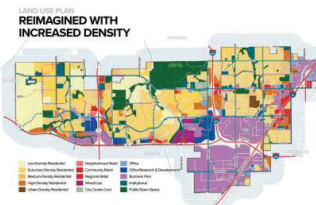
Future Land Use Scenarios



Scenario 1: 2016 Land Use Map – Current. Scenario 1 reflects the City's currently adopted Land Use Map with updates made to account for the recently approved rezoning of land. It was utilized to determine the impacts of the City's current vision for future land use.



Scenario 2: 2016 Land Use Map – Reimagined. Scenario 2 reimagines the adopted Land Use Map by modifying key undeveloped areas into a mix of uses that reflect today's market trends and demands. Much has changed in Lenexa and throughout the region and country leading the City to ask whether its adopted Land Use Map still makes sense for Lenexa. For example, when the last update was done, the office market was very strong, and additional office parks were envisioned in the community. The office market is more volatile today, and additional large-scale office parks are not expected.



Scenario 3: 2016 Land Use Map - Reimagined with Increased Density. Scenario 3 is the same Land Use Map as Scenario 2 but with increased residential densities, relative to those found in Scenario 2. For example, the Suburban-Density Residential land use category's density was increased from 3.5 dwelling units per acre in Scenario 2 to 5.0 dwelling units per acre in Scenario 3. This additional density would be introduced in the form of accessory dwelling units and new missing middle housing, such as row homes, townhouses, or other smaller-scale housing types instead of the large lot/large home development pattern that is predominantly seen in Lenexa.

SCENARIO PLANNING PROCESS

To better understand the impacts of future development, three land use scenarios were created, tested, and shared with the community before the Future Land Use Map included in this document was finalized. The land use scenarios provided high-level information about land use relationships and the potential positive and negative impacts of potential development. They also inform planning for capital improvement projects and other public investments needed to make future development realistic and a net benefit to the community.

TESTING FACTORS

After the three land use scenarios were developed, they were analyzed against several testing factors including:

- Build-Out Population
- Job Creation
- Traffic
- Parkland Provision
- Stormwater Management
- Government Facilities & Employment Growth
- Fiscal Impact

CONCLUSIONS

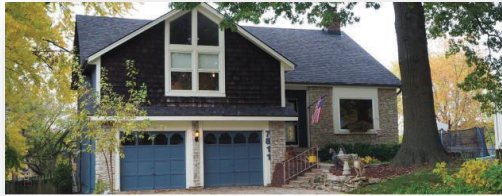
The future land use scenarios process revealed that all three scenarios would be a net benefit to the community. The table below reflects the calculated outcomes of the land use scenario exercise. The Steering Committee, Planning Commission and City Council concluded that outcomes between scenario 2 and scenario 3 would be the most positive future for Lenexa. Such outcomes are achieved by considering the recommendations of this plan to incorporate missing middle housing product in new neighborhoods, continuing to pursue parkland in developing areas, planning for a variety of land uses to create a balanced tax base, creating transportation and recreational trail systems to benefit all users, and utilizing the state highway system to provide for economic development opportunities at new and enhanced interchanges along the system.

Factor	Scenario 1	Scenario 2	Scenario 3
Dwelling Units	11,300 - 15,500	14,000 - 19,000	18,500 - 25,500
Commercial and Industrial Sq. Footage	13.5 - 15.5 million sq.ft	15.0 - 16.7 million sq.ft	15.0 - 16.7 million sq.ft
Build Out Population	26,500 - 37,200	31,500 - 43,900	43,200 - 60,600
Total Population	84,900 - 95,600	89,900 - 102,300	101,600 - 119,000
Job Creation	13,500 - 15,500	15,000 - 17,000	15,000 - 17,000
Trips / Traffic Impacts	10 - 13 Trips per Person	9 - 11 Trips per Person	7 - 9 Trips per Person
Fiscal Impact	Positive - \$8,050,000	Positive - \$10,150,000	Positive - \$9,400,000
Parkland Provision	17 - 19 acres per 1,000 people	16 - 17 acres per 1,000 people	14 - 16 acres per 1,000 people
Government Employee Growth	130 - 190	160 - 220	220 - 300

AREAS OF CHANGE MAP



Future Land Use Classifications



FUTURE LAND USE CLASSIFICATIONS

Feedback received from the Comprehensive Plan Steering Committee and the City's elected and appointed officials helped develop the Future Land Use Map. As a cornerstone of the Comprehensive Plan, the Future Land Use Map reflects a general guide for growth and development within Lenexa. Parcels within the City have been assigned land use classifications to serve as the basis for development review and approval, as well as for future zoning amendments.

Low-Density Residential

Low-density residential neighborhoods do not have cost-effective access to a wastewater utility and must be low-density to accommodate on-site sanitary systems. Lot clustering is encouraged to protect environmentally sensitive areas.

Density

- 0.5 dwelling units per acre maximum

Primary Uses

- Single-Family Detached
- Agricultural



Suburban-Density Residential

Suburban density residential neighborhoods resemble the character and form of traditional single-family neighborhoods. Suburban density residential areas should incorporate pocket and neighborhood scale parks, public gathering spaces, community gardens, and other amenities.

Density

- 3.5 dwelling units per acre maximum

Primary Uses

- Single-Family Detached



Medium-Density Residential

Medium-density residential neighborhoods consist of a mix of housing types that are compatible with the scale and character of single-family detached homes. Where possible, medium-density residential areas should serve as a transition between low-density and suburban-density residential areas and high-density residential areas and commercial developments. Medium-density residential areas should incorporate pocket and neighborhood scale parks, public gathering spaces, community gardens, and other amenities.

Density

- 8 dwelling units per acre maximum

Primary Uses

- Single-Family Detached
- Cottage Home Court
- Duplex
- Triplex
- Quadplex
- Townhome
- Stacked Duplex



High-Density Residential

High-density residential areas consist of a mix of attached and multifamily housing in a walkable, compact neighborhood setting. Where possible, high-density residential areas should serve as a transition between suburban-density and medium-density residential areas and urban-density residential areas and commercial areas. This land use should continue to be located along Lenexa's major thoroughfares and highway corridors. High-density residential areas should incorporate pocket and neighborhood scale parks, public gathering spaces, community gardens, and other amenities.

Density

- 16 dwelling units per acre maximum

Primary Uses

- Cottage Home Court
- Duplex
- Triplex
- Quadplex
- Townhome
- Stacked Duplex
- Multifamily

Urban-Density Residential

Urban-density residential areas include compact residential development featuring a variety of high-density housing types. This land use should continue to be located along Lenexa's major thoroughfares, highway corridors, and mixed-use neighborhoods. High levels of walkability and bikeability should be promoted to reduce reliance on vehicles. Where possible, urban-density residential areas should serve as a transition between lower density residential areas and higher intensity nonresidential uses, such as business parks and regional commercial centers.

Density

- 16 dwelling units per acre minimum

Primary Uses

- Multifamily

Future Land Use Classifications



Neighborhood Commercial

Neighborhood commercial centers are mid-scale developments that provide a mix of goods and services that improve quality of life, such as a grocery store and "third places", as discussed in more detail in the following pages. Neighborhood commercial centers typically include one anchor tenant and several smaller tenants and are developed over three to five acres of land. Neighborhood commercial centers should be easily accessible by foot, bicycle, or vehicle; provide pedestrian and bicycle connections to surrounding neighborhoods; and provide sufficient parking.

Density

- Up to 125,000 square feet of gross leasable area

Primary Uses

- Commercial Retail and Service
- Food and Drink
- Entertainment and Cultural



Community Commercial

Community commercial centers are large-scale commercial developments that include a mix of goods and services that are primarily accessed by car. Community commercial centers often have two or more anchor tenants, which could include a discount store, supermarket, or large specialty store, and are developed on land 10 to 40 acres in size.

Density

- 125,000 – 400,000 square feet of gross leasable area

Primary Uses

- Commercial Retail and Service
- Food and Drink
- Entertainment and Cultural

Regional Commercial

Regional commercial centers are the largest commercial developments anticipated in Lenexa, and typically encompass 40 or more acres. Regional commercial centers consist of multiple anchor tenants, smaller leasable spaces, and commercial spaces. These centers also include improvements like internal roadway streetscape, sidewalks, on-street parking, and other elements that enhance the pedestrian environment. Pedestrians and public spaces should be prioritized over vehicles. Although patrons will likely drive to these areas, the development should be designed to encourage them to "park once and walk".

Density

- More than 400,000 square feet of gross leasable area

Primary Uses

- Commercial Retail and Service
- Food and Drink
- Entertainment and Cultural
- Hotel



Office/Employment Center

Office/employment centers accommodate buildings used for conducting business where little or no sales, manufacturing, or warehousing occur. Office/employment centers may include campus-type development as well as standalone buildings and could include both single or multiple tenants.

Density

- N/A

Primary Uses

- Office
- Medical



Office, Research, and Development Center

Office, research, and development centers combine office uses with research and related manufacturing or assembly uses with little or no sales of product. Examples may include medical research spaces, bioscience, technology, or product development testing. Research and Development uses vary widely in terms of what they do; in some cases they are predominantly office with minimal lab or production space, and in others they are more industrial in nature.

Density

- N/A

Primary Uses

- Office
- Medical
- Research and Development
- Life Sciences
- Emerging Technology Facilities

Business Park

Business parks are moderate- to high-intensity in nature and may include light assembly and manufacturing or warehousing and distribution uses. Business parks may range from campus-like business parks to single-use buildings.

Density

- N/A

Primary Uses

- Warehouse
- Distribution Center
- Data Center
- Manufacturing

Future Land Use Classifications



City Center

City Center is intended to be a unique mixed-use development in the geographic center of Lenexa. Development should be tailored to an urban environment, and thus be of a greater intensity or density, with public open spaces and pedestrian-friendly streets. Sites and buildings should include a mix of employment, shopping, entertainment, office, retail, residential, recreation, and civic uses. Parking should primarily be provided on-street or in structures, carefully integrated into the building architecture and site layout.

Density

- 20 dwelling units per acre minimum

Primary Uses

- Vertical Mixed-Use
- Commercial Retail and Service
- Food and Drink
- Entertainment and Cultural
- Hotel
- Multifamily
- Civic



Mixed-Use

Mixed-use provides the opportunity to incorporate a variety of uses, such as retail, office, residential, and institutional, within a single development or within close proximity to one another. Retail and office uses may stand alone or may be on the ground floor with residential or office uses on the upper floors. Mixed-use developments should include a connected street system, sidewalks, and trails, as well as anticipate future transit facilities. Within the residential portions of a mixed use development there may be a mix of densities.

Density

- 16 dwelling units per acre average

Primary Uses

- Vertical Mixed-Use
- Commercial Retail and Service
- Food and Drink
- Entertainment and Cultural
- Multifamily
- Civic



Institutional

Institutional accommodates public and semi-public activities, such as government buildings, schools, and places of worship. These should be compatible with the overall character of Lenexa and surrounding uses. Smaller institutional uses may be located within other appropriate land use classifications.

Density

- N/A

Primary Uses

- Governmental
- Quasi-Governmental
- Educational
- Place of Worship
- Utilities



Public Parks and Open Space

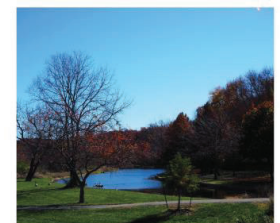
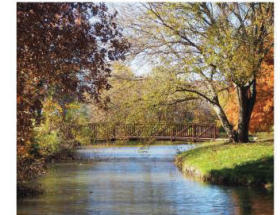
Parks and open space includes existing city, county, or state owned properties used for parks, recreation, or open space.

Density

- N/A

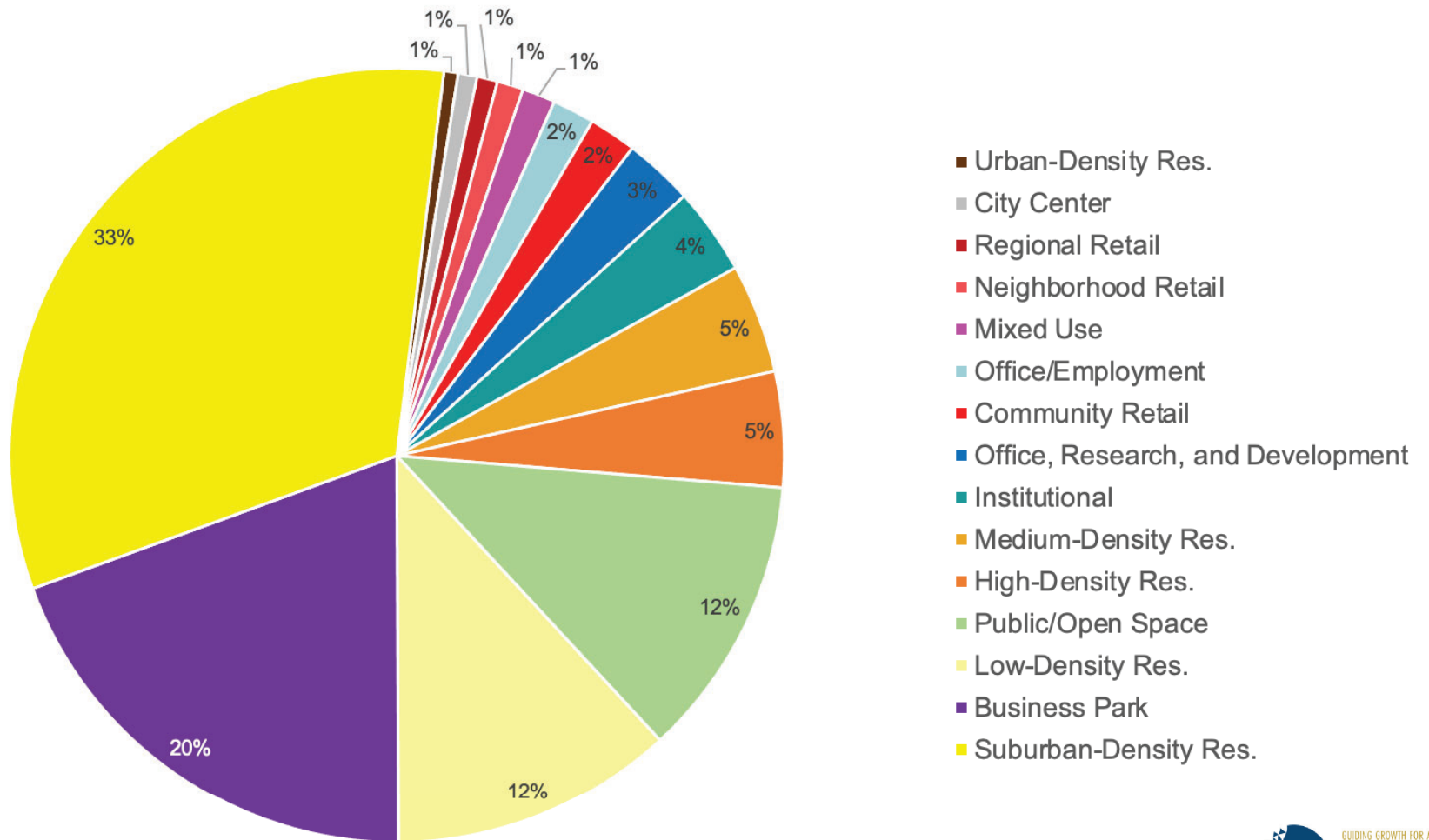
Primary Uses

- Parks and Open Space
- Recreation Facilities
- Cemetery
- Conservation Area



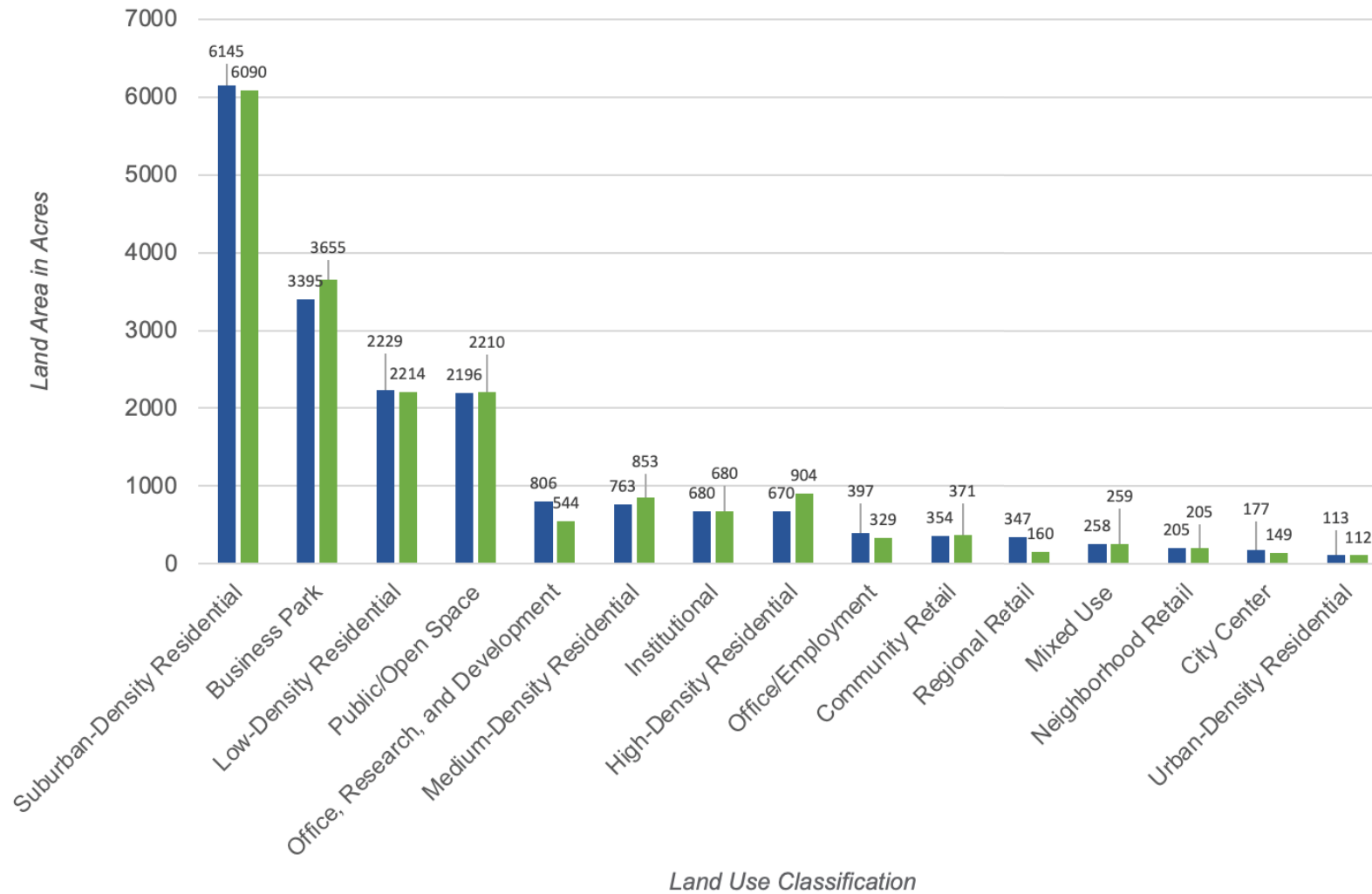
Draft Future Land Use Map

Percentage of Total Land Area by Land Use Classification



Comparing Acreage by Land Use Classification

■ Current Future Land Use Map ■ Draft Future Land Use Map





GROWTH STRATEGY

As Lenexa continues to experience growth, it must balance preserving the character of the City's established neighborhoods with supporting new residents and development in appropriate locations. A sustainable and efficient approach to growth will need to prioritize continued investment in existing infrastructure while also planning for new infrastructure to accommodate growth. While the Future Land Use Map designates where different types of development should be accommodated within Lenexa, a comprehensive approach must be taken to guide decisions related to short-, medium-, and long-term growth opportunities and public investment. Lenexa's growth strategy is guided by the following objectives:

- Promote infill development and reinvestment where infrastructure exists today to maximize developable areas while maintaining the existing character of the areas served.
- Accommodate new development only when the necessary infrastructure exists or a practical plan for providing infrastructure is in place.

Promote Infill Development

Infill development is when a vacant, abandoned, or underutilized property is developed within an area that is largely built out. It supports sustainable development by reducing premature outward growth, while promoting land conservation and reinvestment in neighborhoods. As infill occurs, it is important that new development respects the character of existing neighborhoods while accommodating opportunities for a range of context-sensitive development options that provides greater housing and commercial choices. Detailed recommendations on how context-sensitive residential infill development should be accommodated in Lenexa can be found in Chapter 4.

Enhance Infrastructure with Growth

Ease of mobility and access to quality utility services are key factors to high quality of life. As the City continues to grow, it is important that infrastructure is improved and expanded to support the increasing population. It is essential that the City only approve new development where necessary infrastructure currently exists or a practical plan for providing infrastructure is in place. To ensure this, the City should continue to work with developers to assess impacts on roadway and utility infrastructure, ensuring necessary improvements are implemented to support new and existing residents, while mitigating traffic congestion. Detailed recommendations on how the City should plan to expand infrastructure to accommodate future growth can be found in Chapter 7.

Neighborhood Nodes



NEIGHBORHOOD NODES - CREATING THE "THIRD PLACE"

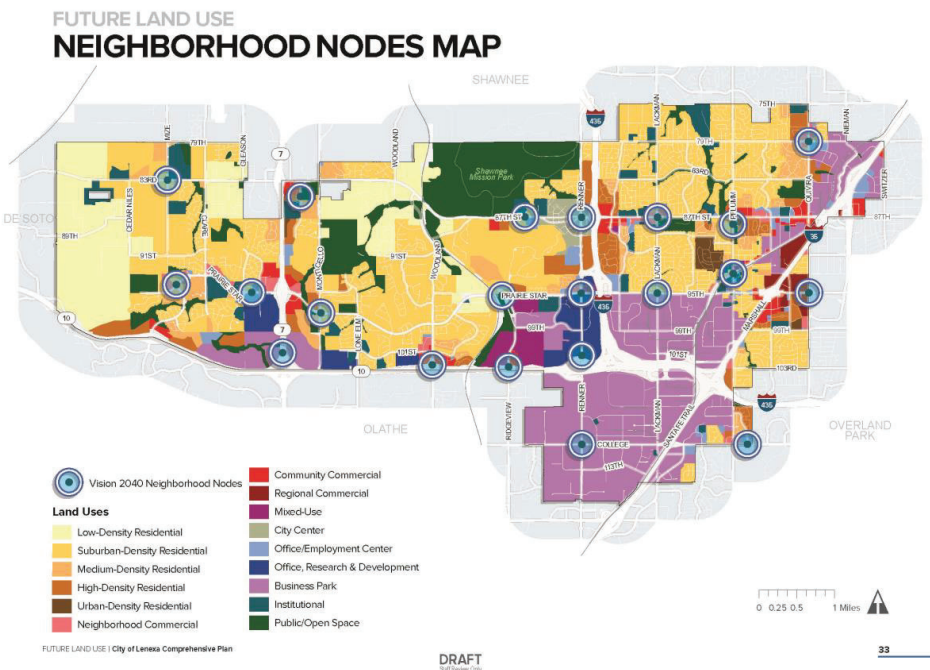
Vision 2040 establishes the community's vision for healthier residents. One strategy identified to accomplish this is creating neighborhood nodes. Neighborhood nodes can include recreation, civic, and/or neighborhood commercial uses, as well as third places.

Third places are informal areas where residents and visitors can meet and gather outside of home (first place) or work (second place). These amenities offer an opportunity for social interaction and can anchor civic life in Lenexa. Third places, such as small plazas and mini parks, can serve as focal points for future pedestrian activity, functioning as an amenity to business patrons as well as residents and visitors. Third places should be integrated into all new commercial development.

Neighborhood nodes are envisioned throughout Lenexa, and potential locations are symbolized on the neighborhood nodes map. To help realize the creation of neighborhood nodes, the City should consider establishing requirements to promote the development of third places within new and redeveloping neighborhood commercial areas. Some regulations the City should consider include requiring new commercial development of a certain size to provide a minimum square footage of public gathering space, as well as standards for how the space should be activated.

BEST PRACTICE CONSIDERATIONS

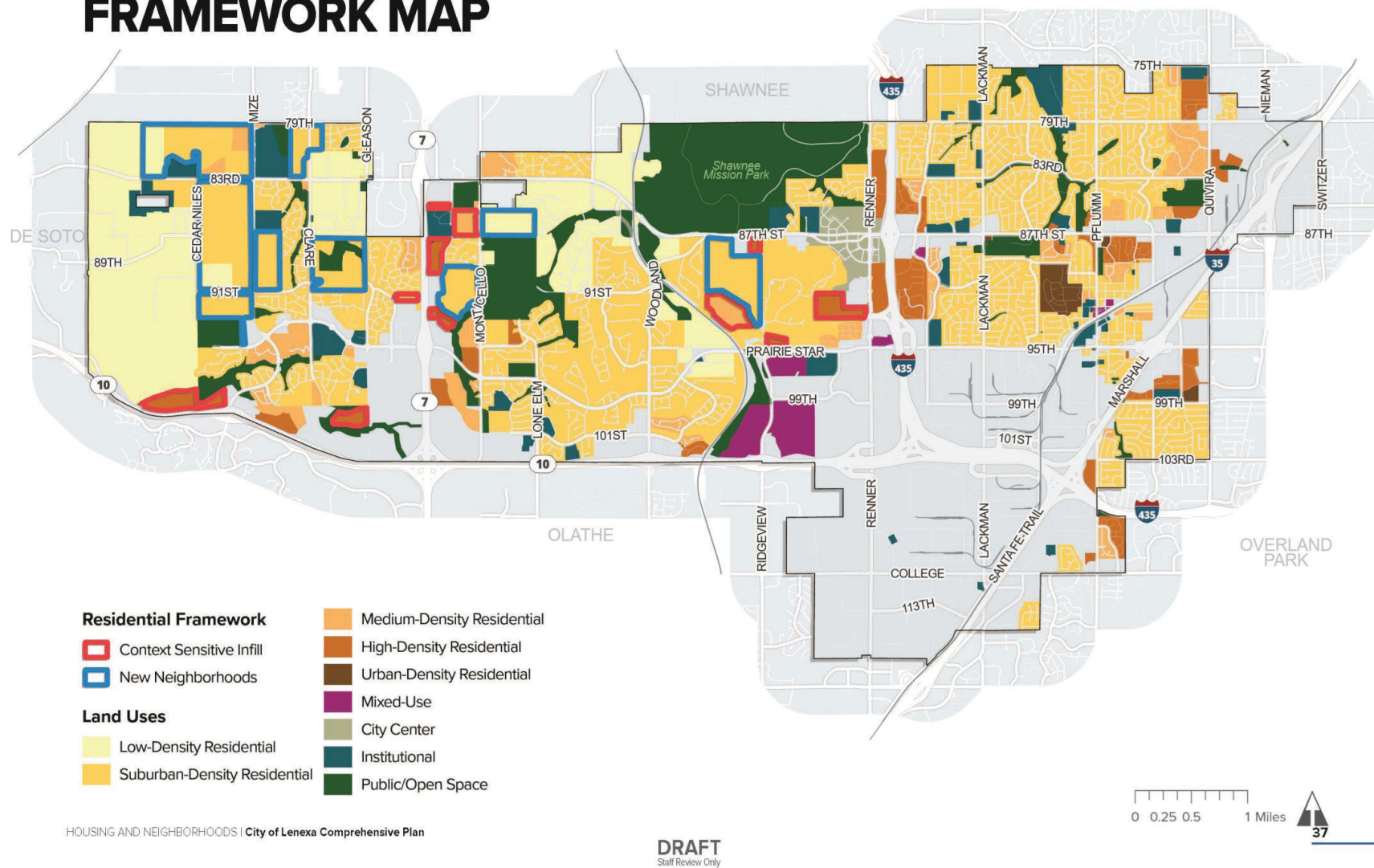
Cities have required developers to choose a minimum number of amenities from a menu of options that could include features such as lighted walkways, movable tables and chairs, fountains or other water features, benches, seat walls or raised landscape planters, or public art/sculptures.



HOUSING AND NEIGHBORHOODS



HOUSING AND NEIGHBORHOODS FRAMEWORK MAP



Housing and Neighborhoods

CONTEXT SENSITIVE INFILL DEVELOPMENT

In the past, Lenexa experienced development of new subdivisions in isolated areas, which were not surrounded by other land uses or impacted by other activities. Because the City is landlocked, as it grows, there will be fewer opportunities for isolated development making it essential for new residential development to be sensitive to its surrounding context. This type of development is referred to as context sensitive infill development and brings many benefits to the community such as creating cohesive and connected communities; lowering costs of developments by leveraging existing infrastructure; encouraging walking and biking by bringing people closer to amenities; and ensuring new development mitigates additional traffic congestion.

The Future Land Use Map identifies several undeveloped areas as the medium-density residential land use classification adjacent to existing neighborhoods in the low-density residential and suburban-density residential land use classifications. A context sensitive infill development approach should be taken in these areas to ensure the denser development is a net benefit to the community and does not detract from existing residents' ability to utilize and enjoy their homes.

The conceptual development plan below illustrates one of the many ways context sensitive infill development can be realized in Lenexa.

- a** Create transitions between lesser density/intensity uses and higher density/intensity uses through like uses, landscape buffers, stepping back building heights, and using similar bulk and mass for buildings.
- b** Preserve existing trees and natural topography.



- c** Design higher density residential buildings to resemble and complement single-family detached homes.
- d** Connect new roads, sidewalks, and bicycle lanes with existing facilities, as discussed in Chapter 6.

EXPLORE COMPLETE NEIGHBORHOODS

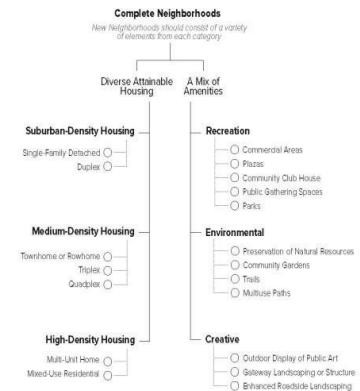
While single-family detached dwellings will continue to be developed in Lenexa, the City should consider implementing flexibility in the code which will allow for variety in housing options. New neighborhoods should provide diverse housing choices and creative housing types to lead to varied but cohesive communities that add to the City's established character.

New neighborhoods should also be "complete". A complete neighborhood includes not only high-quality housing but other features that encourage community, offer convenience, and improve quality of life. Much like neighborhood nodes, features could include trails, a community club house, parks and open space, a mix of businesses and services within walking and biking distance, public art, and more.

In encouraging, incentivizing, or requiring complete neighborhood features as a part of new neighborhood development, Lenexa can ensure new neighborhoods are complete.

BEST PRACTICE CONSIDERATIONS

By establishing a menu of improvement options for a developer to choose from, there is a recognition of the need to balance neighborhood improvements with the impact on the final cost of housing and desire to provide attainable housing choices. A menu approach provides flexibility and allows developers to tailor the amenities to their target market.



Housing and Neighborhoods



HOUSING CONSIDERATIONS

While these are not found on the Residential Framework Map, there are general housing and neighborhood considerations that should be included in the City's housing policies moving forward.

Support Housing for All Ability Levels and Stages of Life

A key component of expanding housing options in Lenexa is ensuring those options serve people of all abilities and stages of life. Although housing format does impact whether a residence is an option for someone, so to is the location of the residence and its connection to community amenities. Focusing on increasing housing options as well as improving access and mobility can support housing for all ability levels and stages of life.

Unified Community Identity

Future neighborhoods should continue to build a unified sense of community and contribute to Lenexa's local identity. Local identity could be fostered through public gathering spaces, neighborhood branding, housing oriented to the street, and public events. It will also be important to bridge the gap between new development and established neighborhoods through connected roads, sidewalks, trails, and bike lanes; and equitable investments in public spaces and infrastructure. To accomplish this goal, strategies to consider are:

- Continuing to include neighborhood infrastructure improvements and investments in Lenexa's long-term capital planning efforts in a manner that ensures equitable distribution of City resources.
- Requiring the primary entrance to all housing be oriented towards a street with a sidewalk rather than a parking lot. Promoting the establishment of a unique neighborhood brand that can be incorporated into signs, landscape, amenities, and other public features of a subdivision.
- Continuing to conduct outreach to HOAs and other neighborhood groups to maintain strong communication between the City and residents.
- Continuing to prioritize citizen communications through the TownTalk magazine, e-newsletters, and social media.

DRAFT
Staff Review Only

BEST PRACTICE CONSIDERATIONS

To better support housing for all ability levels and stages of life communities can consider:

- Encouraging age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts.
- Incentivizing universal design practices, such as zero threshold entries, wide hallways, ground floor restrooms and bedrooms to accommodate all levels of mobility.
- Seeking the development of a balanced housing stock that provides a diverse range of housing types, price points, styles, and ages.

City of Lenexa Comprehensive Plan | HOUSING AND NEIGHBORHOODS

Neighborhood Reinvestment

Lenexa has an abundance of established neighborhoods that together create a solid core for the City. It will be important to continue to invest time and resources in the established areas of the community as development activity continues to push westward in the undeveloped areas of Lenexa. Neighborhood reinvestment will preserve established residential neighborhoods and the City's existing, naturally occurring, attainable housing. Along with infrastructure improvements, reinvestment will utilize existing programs, such as the Exterior Grant Program, and explore additional opportunities to revitalize more mature neighborhoods and encourage housing renovation. Lastly, exploring opportunities to connect residents to resources that provide technical assistance for retrofitting their homes to age in place will be important to maintaining Lenexa as a great place to live.

HOUSING AND NEIGHBORHOODS | City of Lenexa Comprehensive Plan

Continue to Improve Public Infrastructure

As time goes on and as the population grows, it will be important to continue to reinvest in infrastructure, as discussed in greater detail in Chapter 7. It is important that the implementation of this Plan be coordinated with the budget and capital planning processes. This will help ensure future capital investments successfully address both short- and long-term objectives of the Plan and are strategically budgeted and prioritized. Capital Improvement Program (CIP) projects include improvements to and continued maintenance of City assets, such as roadways, sidewalks, multi-use paths, stormwater infrastructure, and public art. Continuing to monitor the condition and useful life of infrastructure, amenities and service levels to identify and plan for long-term expansions, new facilities, and related infrastructure improvements based on anticipated growth trends are critical to the future of Lenexa.

DRAFT
Staff Review Only

Minimize Regulatory Barriers to Private Reinvestment

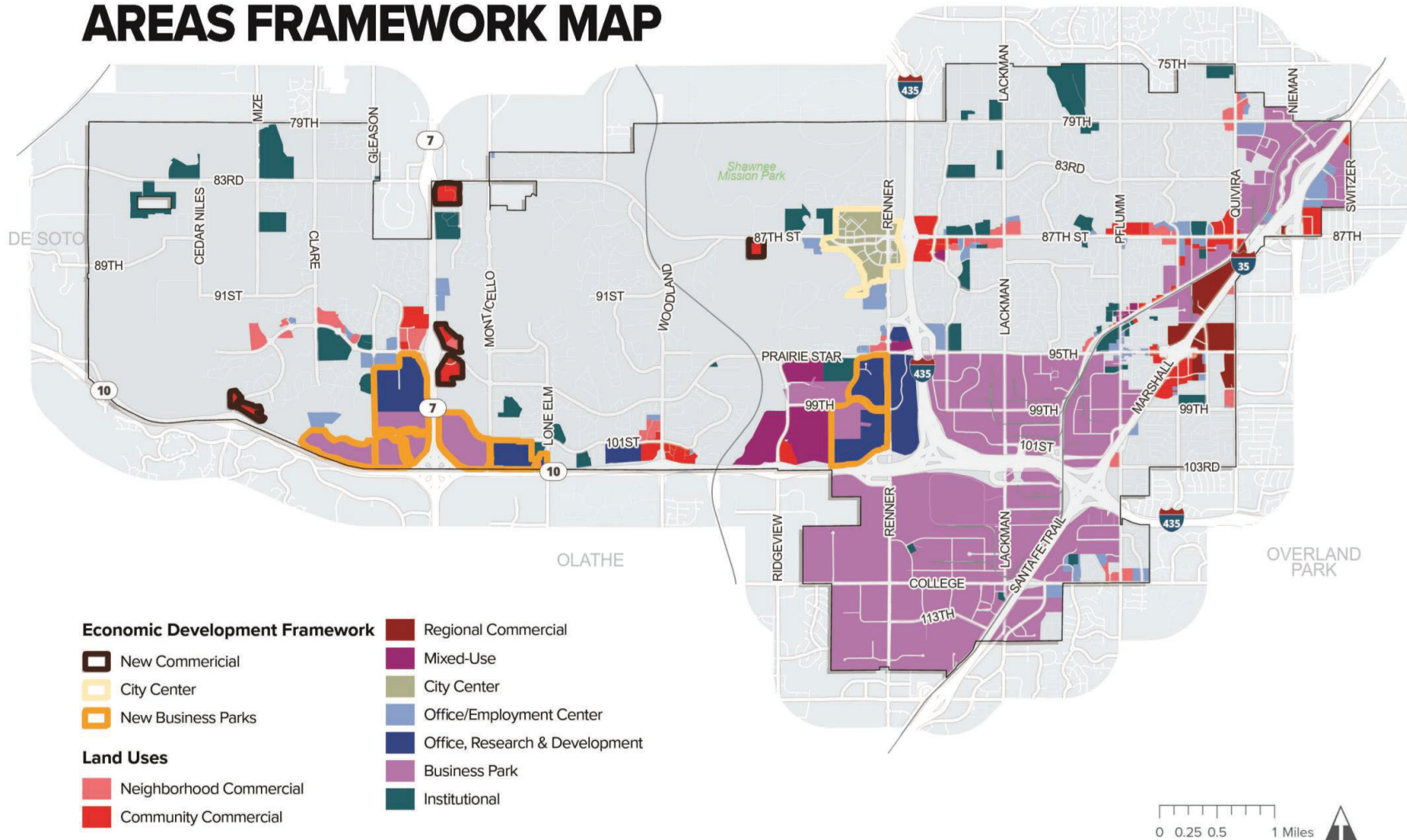
A City's land development regulations, including its subdivision and zoning ordinances, may inadvertently act as a barrier to housing development. Regulatory barriers could include standards that prohibit or restrict desirable development, a zoning map that is out of alignment with the future land use plan, or discretionary approval processes that do not provide fair certainty. Efforts to minimize regulatory barriers to private reinvestment may include:

- Conducting a land use map and zoning map alignment analysis and amending the regulations as needed to ensure compatibility.
- Establishing objective design and development standards to minimize discretionary approval and provide fair certainty.
- Requiring a higher level of visualization (models, graphics, etc.) as a part of development applications.
- Reviewing development review and approval processes for efficiency.

47

COMMERCIAL AND EMPLOYMENT

COMMERCIAL AND EMPLOYMENT AREAS FRAMEWORK MAP



COMMERCIAL AND EMPLOYMENT AREAS | City of Lenexa Comprehensive Plan

DRAFT
Staff Review Only

51

Commercial and Employment



CITY CENTER CORE

Combining a mix of shopping, restaurants, entertainment venues, offices, living options, and hotels, Lenexa's City Center is an exciting and walkable destination with options that appeal to everyone. Much of City Center has already been developed, making the remaining opportunities for infill development essential to realizing the City's vision for this beloved area of the community. The City has adopted the Lenexa City Center Neighborhood Design Standards & Guidelines to guide development. This document includes standards and guidelines for site design, including streets and sidewalks, parking, public open spaces, streetscape elements, and stormwater management; building design, including street character, variation requirements, and rooftop screening; as well as for signs. This document will continue to be utilized in the review and approval of development in City Center.

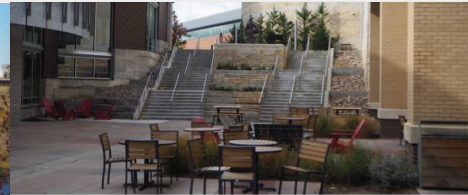
NEW BUSINESS PARKS

New business parks in Lenexa will likely differ from those already established around the Johnson County Gateway Interchange. Modern business parks often cater to data centers, storage and warehousing, and logistics companies. Although these companies are needed to support online retail and data management, they have the potential to negatively impact utilities, traffic, and the appearance of a community. As new business parks develop, considerations should include:

- Partnering early with local utility providers to ensure adequate capacity to serve anticipated needs and maintain current levels of service for residents.
- Updating the truck routes map to accommodate increased truck traffic in the western portion of the community in a manner that least impacts areas outside of new business parks.



- Establishing building design standards or guidelines to avoid large buildings with few windows, façade articulation, or architectural interest.
- Requiring significant buffers, including physical distance and opaque landscape, between new business parks and any residential development.
- Evaluate development applications based on the Complete Streets Plan to support those who desire to walk, bike, or take transit to their place of employment.
- Encouraging the provision of employee amenities and sustainable design features, such as a multi-purpose solar canopy arrays to provide shaded parking while generating sustainable electricity for integrated EV charging stations.



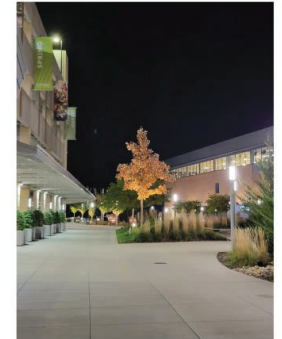
NEW COMMERCIAL AREAS

New commercial areas in the community have an opportunity to not only provide residents with easier access to everyday goods and services but to also help foster community connections and healthy lifestyles, as well as be more sustainable and future proof. Considerations for the development of new commercial areas should include:

- Requiring new commercial areas to provide/improve the sidewalks and trails adjacent to their property to promote walking and biking.
- Encouraging new commercial areas to integrate wayfinding signage to clearly communicate to patrons and ensure walking between businesses is easy and efficient.



- Establishing design standards to direct the scale, appearance, orientation, and overall character of new commercial areas, especially those adjacent to residential development.
- Encouraging contextual architecture which takes into consideration the bulk and massing of adjacent buildings and improves facades with articulation and design details like cornices, transoms, window hoods, bulk heads, and masonry piers.



Commercial and Employment



COMMERCIAL AND EMPLOYMENT AREAS CONSIDERATIONS

While these are not specifically highlighted on the map, there are general economic development strategies that should be considered moving forward.

Support Outlot Development

A substantial amount of parking has traditionally been required to support commercial development while in reality only a portion of the parking spaces are regularly needed at some developments. The overabundance of parking in some of Lenexa's commercial areas has led to underutilized land that could be better leveraged to accommodate additional buildings. These areas, called outlots, help maximize development potential while decreasing the visual impact of surface lots within commercial development. Outlot development can help screen parking areas and provide a more enclosed pedestrian environment. It would also provide new opportunities for commercial development along several arterial commercial corridors, specifically along 87th Street and Quivira Road corridors.

Barriers to outlot development may continue to exist in Lenexa's ordinances, such as onerous parking requirements, a lack of flexibility for shared parking or off-site parking, or excessive setback requirements. Strategies to promote outlot development include:

- Reviewing and assessing the UDC in an effort to eliminate any barriers to the consolidation and development of parking lots in established commercial corridors, when feasible.
- Establishing standards for outlot development that address the unique needs of these types of buildings, including the need for additional signage facing parking areas and rights-of-way, and the need to accommodate service areas while minimizing their visibility.



Accommodate Evolving Transportation and Shopping Trends

Over the past decade, technology has significantly impacted how people get around a community and how they purchase goods and services. The increasing prevalence of rideshare services, online and peer-to-peer shopping, and curbside pick-up requires Lenexa to assess its regulations to ensure they accommodate these trends.

BEST PRACTICE CONSIDERATIONS

Creative approaches for retrofitting to accommodate evolving transportation and shopping trends should be considered, such as:

- Allowing a reduction in required parking if rideshare service drop-off and pick-up areas and curbside pick-up spots are provided within sites in a manner that avoids conflict between pedestrian and vehicular circulation routes.
- Ensuring rideshare service drop-off and pick-up areas and curbside pick-up spots are properly located to minimize conflict between pedestrian and vehicular circulation.

TRANSPORTATION AND MOBILITY



Transportation and Mobility

Design Safe and Convenient Multimodal Networks

The transportation network will need to be addressed to support growth, development, and economic activity, particularly in western Lenexa. A series of transportation maps are provided in this chapter that show existing and planned networks for Roadways, Sidewalk Infrastructure, Bicycles, and Transit. These maps should guide future transportation infrastructure investments and be used alongside other recommendations in this chapter to provide users of all transportation modes with safe and convenient access to Lenexa's existing and developing land uses.

BEST PRACTICE CONSIDERATIONS

A vision for transportation should acknowledge the importance of how Complete Streets contribute to building a comprehensive transportation network. This means that people are able to travel to and from their destinations in a reasonable amount of time and in a safe, reliable, comfortable, convenient, affordable, and accessible manner using whatever mode of transportation they choose or rely on. It requires decision-makers to consider the needs of diverse users that rely on the transportation system.

Complete Streets Network Design and Policy Tools

Continuing to implement, and regularly updating, the Transportation Network Map will help ensure connectivity to newly developing residential and commercial areas. Strategies to help ensure there is a balanced multimodal transportation system include:

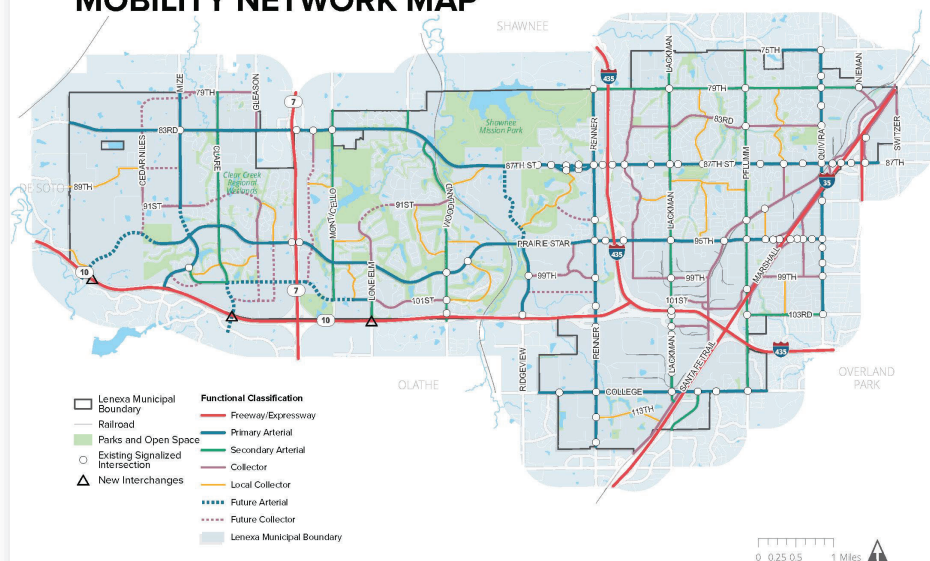
- Building on the Lenexa Complete Streets Plan and the Healthy Corridors objectives outlined in Vision 2040, which includes consideration for a mix of transportation elements such as roadways, transit, sidewalks, separated bike routes, trails, and shared use side paths that are comfortable for users of all ages and abilities.
- Updating design manuals and standards including those in the City's subdivision code to incorporate latest best practices and flexibility from AASHTO, FHWA, NACTO and other leading design and safety experts.
- Designing new roadways, and retrofits and reconstruction of existing roadways, as needed, with a focus on safe speeds and crossings to improve safety for all and reduce impacts on more vulnerable road users in particular. Look to resources such as the KDOT Crosswalk Guidance and Guide to Crosswalk Countermeasures to determine appropriate crossing locations and treatments.
- Developing more flexibility in design based on adjacent land uses. For example, consider lower design speeds on sections of arterials and collectors where land uses are most conducive to pedestrian and bicycle activity such as retail, restaurants, civic, schools, entertainment, parks and recreational facilities.

Expanding Roadway Corridors

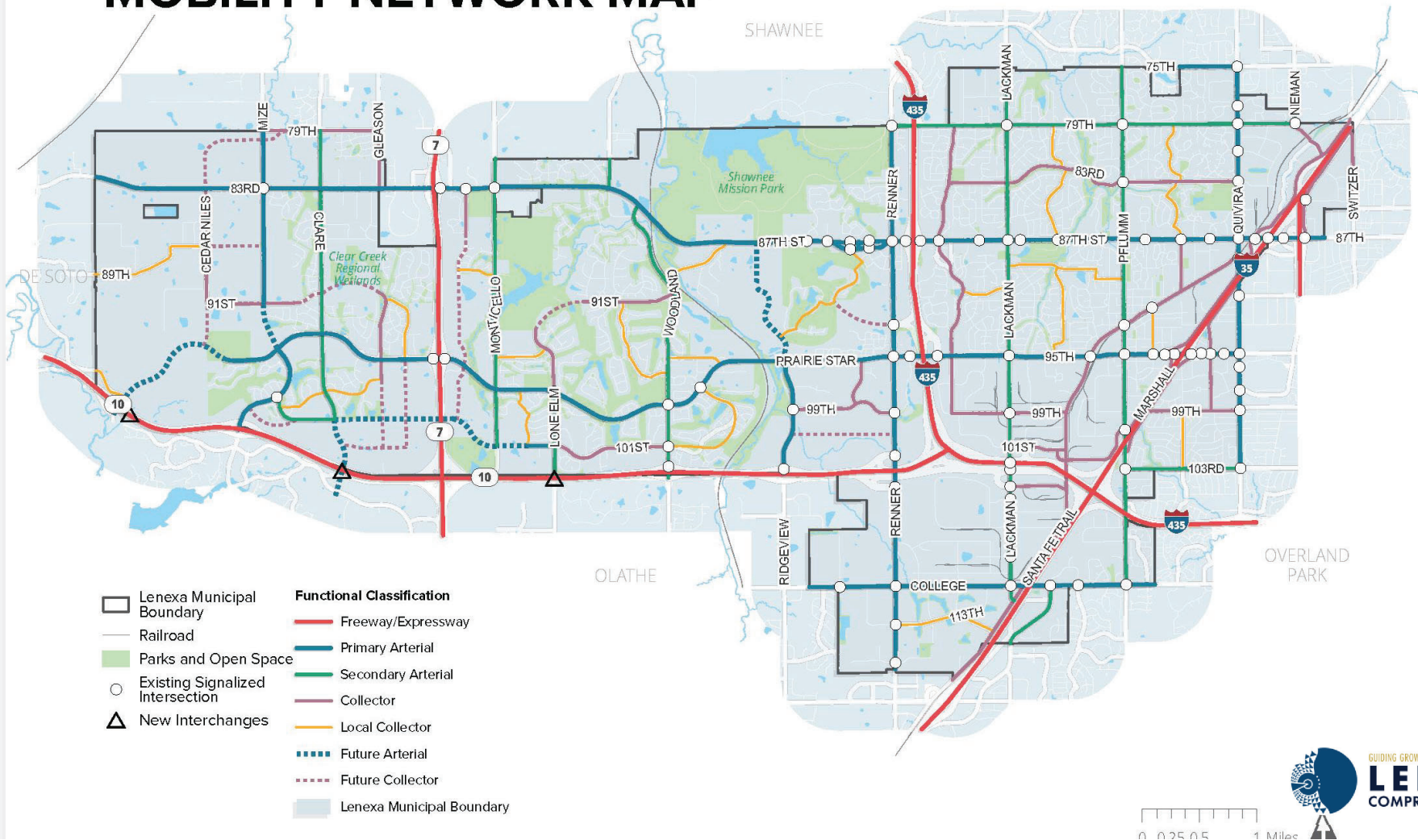
The Transportation Network Map shows the existing and future roadway network, including planned roadways for which the exact street type is yet to be determined. Moving forward, improvements such as converting rural section roads to suburban designed streets, capacity improvements, and upgraded access management will be needed.

State and federal highways, while not under the jurisdiction of the City, are vital to the City's transportation network. New interchanges on K-10 Highway at Lone Elm Road, Clare Road and Prairie Star Parkway are envisioned by the City to enhance access for businesses and residents. Additionally, capacity enhancements and bicycle and pedestrian improvements are needed on existing highway interchanges, specifically along K-7 at Prairie Star Parkway and 83rd Street. The City will continue to work with state and federal transportation partners to fund and complete these necessary enhancements to the region's transportation system.

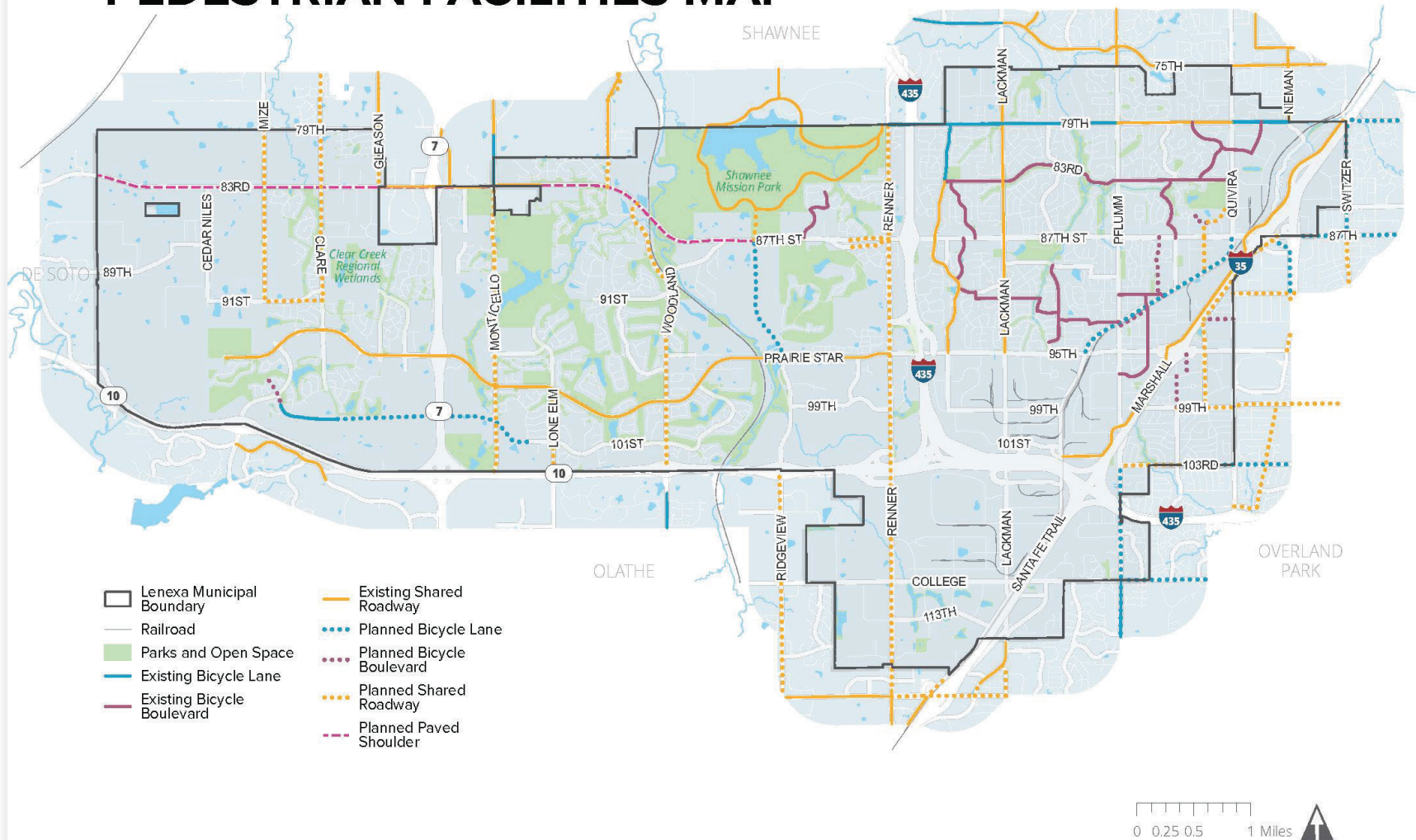
TRANSPORTATION AND MOBILITY NETWORK MAP



TRANSPORTATION AND MOBILITY NETWORK MAP

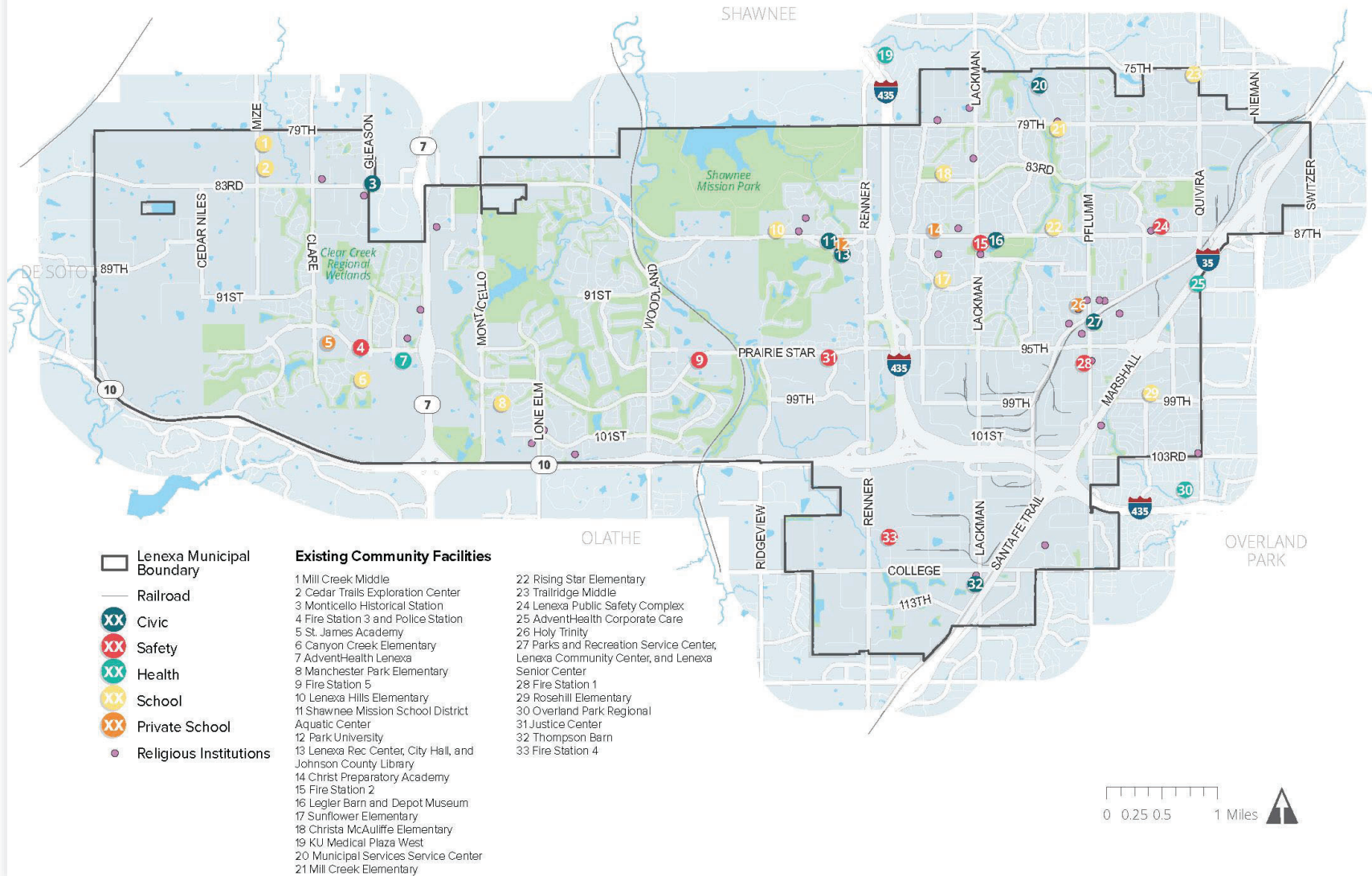


BICYCLE AND PEDESTRIAN FACILITIES MAP

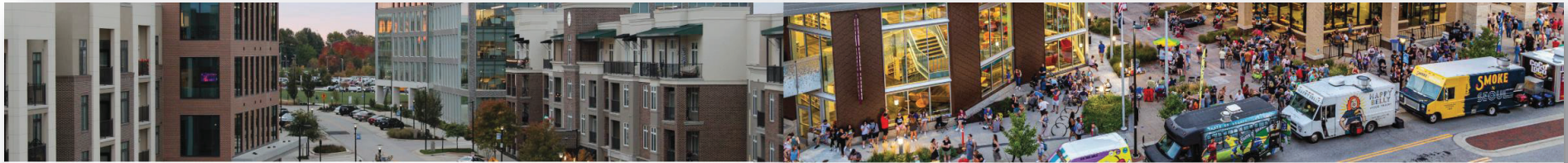


COMMUNITY FACILITIES AND INFRASTRUCTURE

COMMUNITY FACILITIES MAP



Community Facilities and Infrastructure



GENERAL COMMUNITY FACILITIES CONSIDERATIONS

Community facilities include public entities and private organizations that offer services to improve the livability of the City, including fire and police protection, arts and culture, library, education, and healthcare services. The right investments into community facilities can elevate the City's quality of place, community identity, and economic position, and foster a place of equity, diversity, and inclusion.

Provide High Quality Community Services as the City Grows

Lenexans enjoy a high quality of life due in large part to the high-quality community services and facilities available to them. As the City's population grows, additional stress will be placed on these services and facilities, and it remains essential that the City continue to plan appropriately for growth in these services concurrent with community growth and demand. To ensure current and future residents continue to benefit from Lenexa's community services and facilities, expansions and enhancements should be planned concurrently with growth.

Public Safety

Lenexa has a long tradition of proactive planning to expand public safety facilities as the community grows. A prime example being the Lenexa Justice Center located at Prairie Star Parkway and Britton Street. The facility meets the current and future space and programming needs of the Police Department and Municipal Court and enhances security, training, communications, dispatch, as well as records and evidence storage.

Similarly, the Lenexa Fire Department develops five-year strategic plans to help direct capital improvement planning and ensure their services continue to meet the needs of the community while maintaining accreditation and the City's Class 1 Insurance Services Office (ISO) rating. As development occurs in the community, the capacity of the Police and Fire Departments should continue to be assessed and improvements made as needed to maintain the high level of service currently offered.

Culture and Recreation

The City's Parks and Recreation Department hosts a wide variety of festivals and special events every year. These beloved events foster a sense of community and are a big contributor to what makes living in Lenexa so desirable. As the community grows, hosting cultural and recreational activities in newly developing parts of the community will be important for expanding the community's identity and incorporating new cultural events as the City's demographics change. Like many communities in America, Lenexa's population is aging and becoming more racially and ethnically diverse. Strategies to provide a supportive environment for people of all ages, abilities, and backgrounds to meaningfully engage through diverse and connected venues and activities in Lenexa include:

- Translating City services, such as permits, event notifications, and surveys, to welcome the growing segment of the population that does not speak English at home.
- Promoting block parties as a time-tested way to build community by clarifying which residential streets are eligible and marketing the availability of block party permits and options for the Police and Fire Departments to attend.

- Expanding holiday events to showcase how other cultures celebrate the holiday. For example, the Enchanted Forest event could be expanded to include Day of the Dead celebrations and Sar-Ko-Aglow event could be an opportunity to highlight the Central American tradition of La Posada.
- Find a way to feature residents using the City's communication channels. The showcase could feature a story, poem, interview, art, or other media by a different resident with the aim of highlighting residents of different ages, backgrounds, cultures, races, and ethnicities.

Library and Education

As Lenexa's population grows so will the demand on schools and libraries. School and library facilities in Lenexa are not under the jurisdiction of the City making coordination essential in maintaining and enhancing quality of service as the City grows. Strategies to ensure collaboration and coordination in siting schools and libraries include:

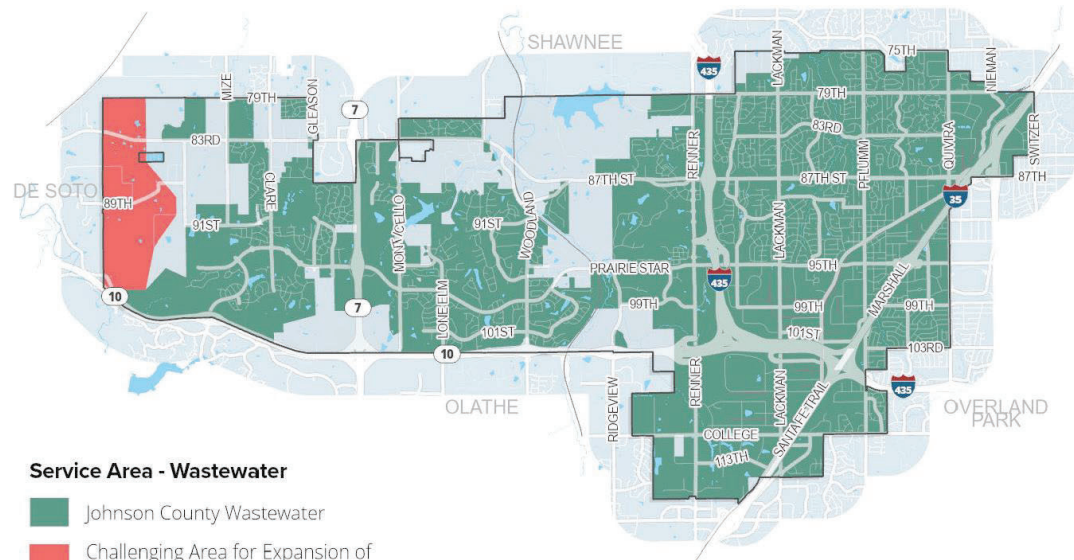
- Requiring notification to affected school districts and the library system as part of the development review and approval process.
- Maintaining regular communication with leadership of all public school districts and private schools to ensure they are informed of development proposals and can adequately prepare for the impacts of population growth.

Wastewater

Johnson County Wastewater is the wastewater collection and treatment provider for all areas of the City that are connected to a wastewater treatment system. Over 90 percent of the area east of Renner Road is connected to the system, with small pockets of interstate-related properties without a need for wastewater treatment or older residential properties on septic systems. Contrastingly, only about 50 percent of the area west of Renner Road is connected to Johnson County Wastewater's system. Most of these areas are either undeveloped agricultural properties or older, large-lot residential properties using septic systems.

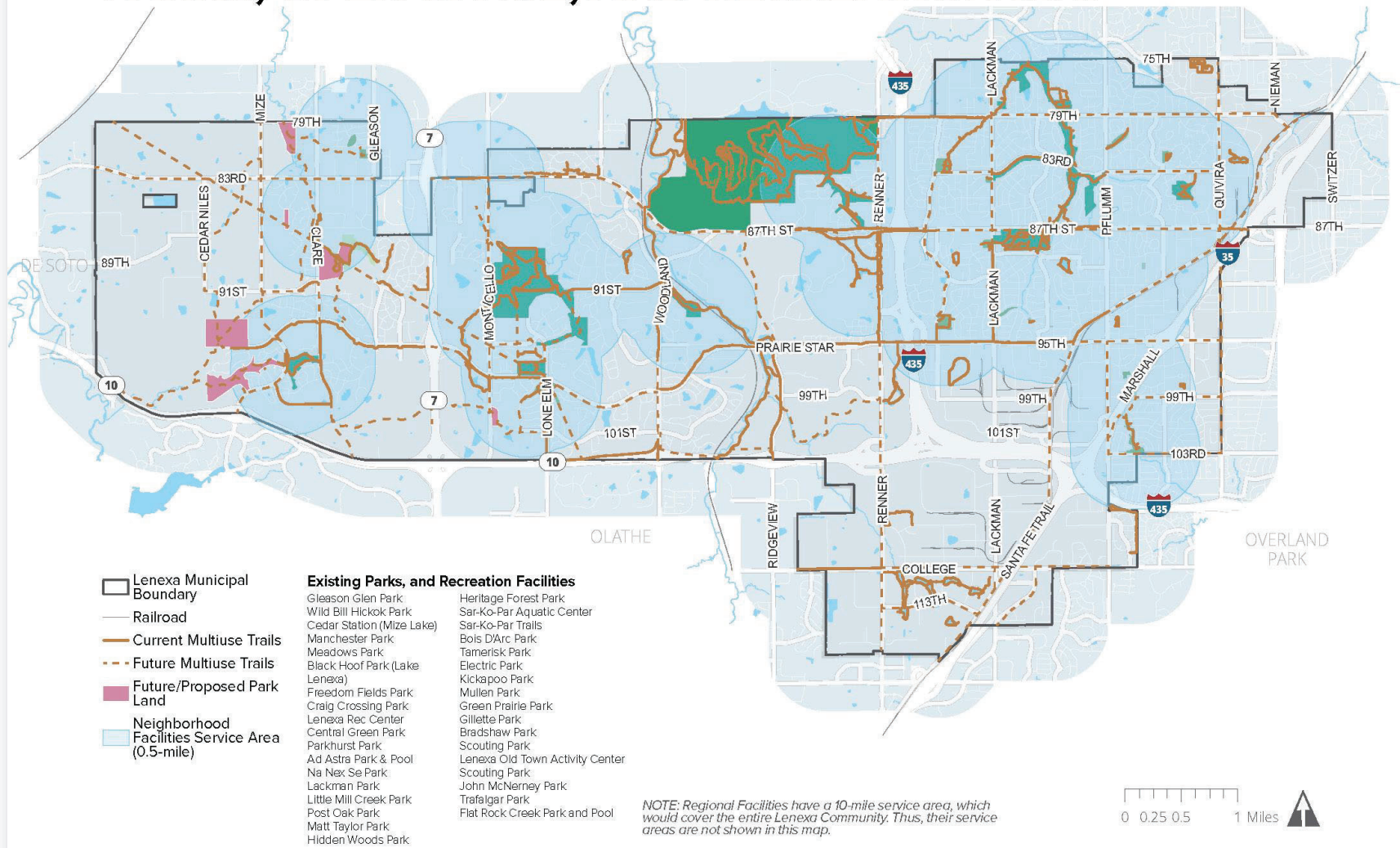
As the City continues to plan for development in western Lenexa, coordination with utility projects that link system upgrades with City transportation or infrastructure projects will be paramount. The wastewater service presents a unique challenge for a large swath of western Lenexa as existing topography does not lend itself to traditional collection methods and all utility providers, including the Johnson County, De Soto, and Olathe wastewater districts, have expressed reluctance to committing to provide wastewater services to these areas.

Sanitary sewer connections in the far west and southwest areas of the City are expected to be difficult and costly to install. The current Canyon Creek sanitary sewer system is pumped to the Mill Creek watershed, which is maintained by Johnson County Wastewater.

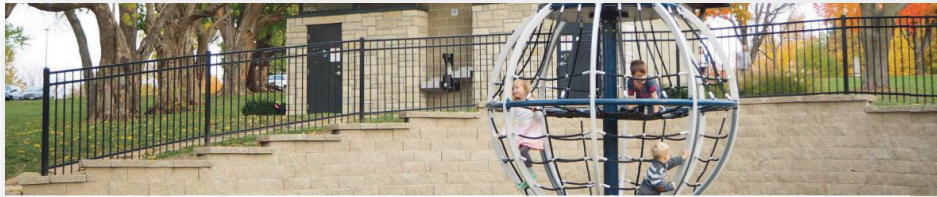


PARKS, OPEN SPACE, AND RECREATION

PARKS, OPEN SPACE, AND RECREATION MAP



Parks, Open Space, and Recreation



ENHANCE, PROTECT, AND INCREASE ACCESS TO THE CITY'S PARKS AND NATURAL ASSETS

The 616 acres of parkland throughout Lenexa provides residents with recreational opportunities that exceed the national standard set by the National Recreation and Parks Association (NRPA) of 10 acres of parkland per 1,000 residents. However, the location of parks is important to understand how well the community is served. The service area assessment reveals that the majority of residents are located within the three-mile service area of the City's community facilities while the entire community is located within the 10-mile service area of the City's regional facilities. An opportunity to better serve the community is to address neighborhood-sized facility gaps in the southeastern, central and western portions of the community.

Continue to Reinvest in High Quality Parks, Recreational Facilities, Programming, and Cultural Opportunities

By maintaining its existing parks and upgrade aging facilities as necessary, Lenexa can ensure it provides quality recreational opportunities for residents far into the future. Lenexa should incorporate best practices for reinvesting and consider the following:

- Conducting an assessment of the City's older parks and recreation facilities to identify needed improvements.
- Including parks and recreation facility reinvestment within the City's Capital Improvement Program.

Integrate Public or Private Parks and Outdoor Recreational Amenities within a Half-Mile (10-minute walk) of Residences

As new residential growth occurs, it will be important to continue to monitor parkland supply and distribution to ensure future residents are well served and within a half-mile of a park or a recreational facility. Considering the future residential growth proposed in the Future Land Use Map, certain residential areas will require the development of new parks to maintain high accessibility. In the past, the City or County has been responsible for the acquisition, development, and maintenance of parks and recreational facilities in Lenexa. To continue providing superior parks and recreation opportunities as the community grows, reviewing the Parks & Recreation Impact Fee policy will be necessary to determine whether modifications could yield more privately developed public parks.



Promote the Conservation of Open Space and Key Features in New Development

An effective approach to preserve and protect green space is to promote conservation design subdivision development. As mentioned in the Housing and Neighborhoods chapter, conservation design subdivision development, also known as cluster development, is an approach to residential development that preserves contiguous areas of open space and natural areas by clustering smaller residential parcels on select areas of a site. This approach can also help protect wetlands, floodplains, wildlife, and other environmentally sensitive areas.

Strategies to encourage environmentally sensitive cluster development include:

- Prioritizing a list of resources to be conserved within new developments including existing tree canopy.
- Requiring an appropriate ratio of total land area to be conserved as permanently protected, public open space.
- Incentivizing natural resource conservation by allowing increased density on the portions of a developing property that are not permanently dedicated as public open space.
- Establishing design guidelines for the layout of streets, lots, and conservation areas.
- Limiting earthwork and site excavation activities to help preserve natural topography.

Use the Parks and Recreation Master Plan as a Tool to Prioritize Park System Needs in the Future

The Parks and Recreation Master Plan identifies the top recreational needs and priorities through various community input methods. The City should consider:

- Implementing recommended upgrades to existing parks, address recreation gaps in the community, and target new park facilities.
- Continuing to engage the public to determine preferences for park and recreation facility amenities as needs evolve with new industry services and standards.
- Updating the Parks and Recreation Master Plan every five years.
- Including parks and recreation facility reinvestment within the City's Capital Improvement Program.

IMPLEMENTATION



NEXT STEPS

The steps below should be taken after the adoption of the Comprehensive Plan. These steps should ensure the effective application of the Plan, the continuation of community planning and investment, and the continuation of meeting the needs and aspirations of the community. They include:

- **Reference the Plan regularly** to guide City policies and decision-making.
- **Update the UDC** and other development controls to align with the Plan.
- **Align the Capital Improvement Program (CIP)** with Plan recommendations for CIP infrastructure improvements.
- **Continuously review the goals, policies, and recommendations of the Plan** to determine which ones are ripe for pursuit, taking into account funding, the time and effort required to complete it, stakeholder interest, and alignment with Vision 2040 and other planning efforts.
- **Conduct regular updates** of the Plan to reflect current conditions and shifts in community priorities.

Regional Planning and Partnerships

Lenexa's regional position makes it essential that the City develops and maintains partnerships with a wide variety of groups and organizations. Facilitating regular communication and cooperation with partners will support the implementation of the Comprehensive Plan and identify opportunities to work collaboratively toward mutual interests. Further, it will facilitate a greater regional perspective on how issues are addressed in the area.

Lenexa already has a wide variety of partnerships, which should be maintained in the future. The City should work to identify possibilities for new partnerships with organizations and agencies to aid implementation. This could include neighboring municipalities, regional and state agencies, neighborhood groups, the local business community, non-profits, and other groups with an interest in Lenexa.

Potential Funding Sources

There are several potential funding sources that the City can pursue to support the implementation of the Comprehensive Plan. It is important to note that funding sources are subject to change over time. As such, the City should continue to research and monitor grants, funding agencies, and programs to identify deadlines, funding specifications, and new opportunities as they become available.

Reporting

Finally, the City should track the action steps taken to proactively implement the vision, goals, policies, and recommendations of the plan. This will typically be completed with the Planning Commission's annual review of the plan and the outcomes the Plan delivers.

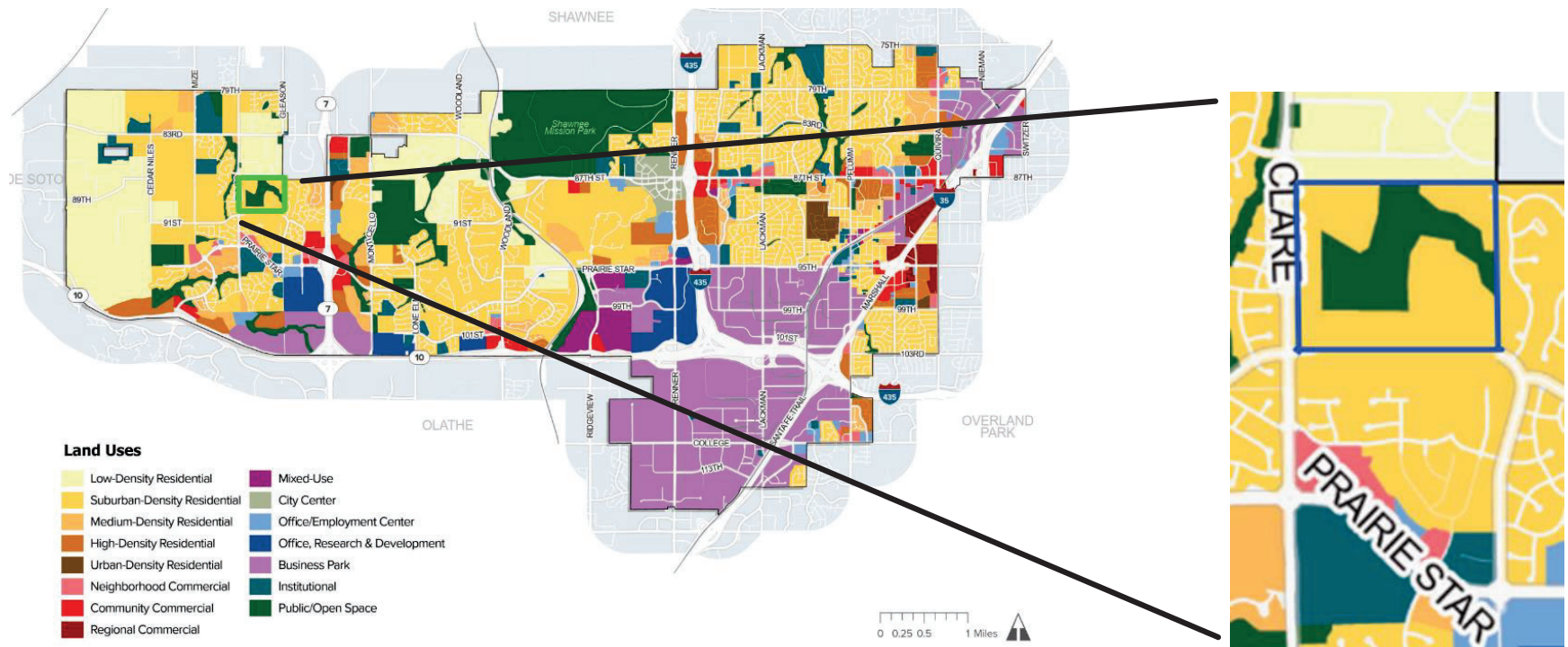
OPEN HOUSE FEEDBACK



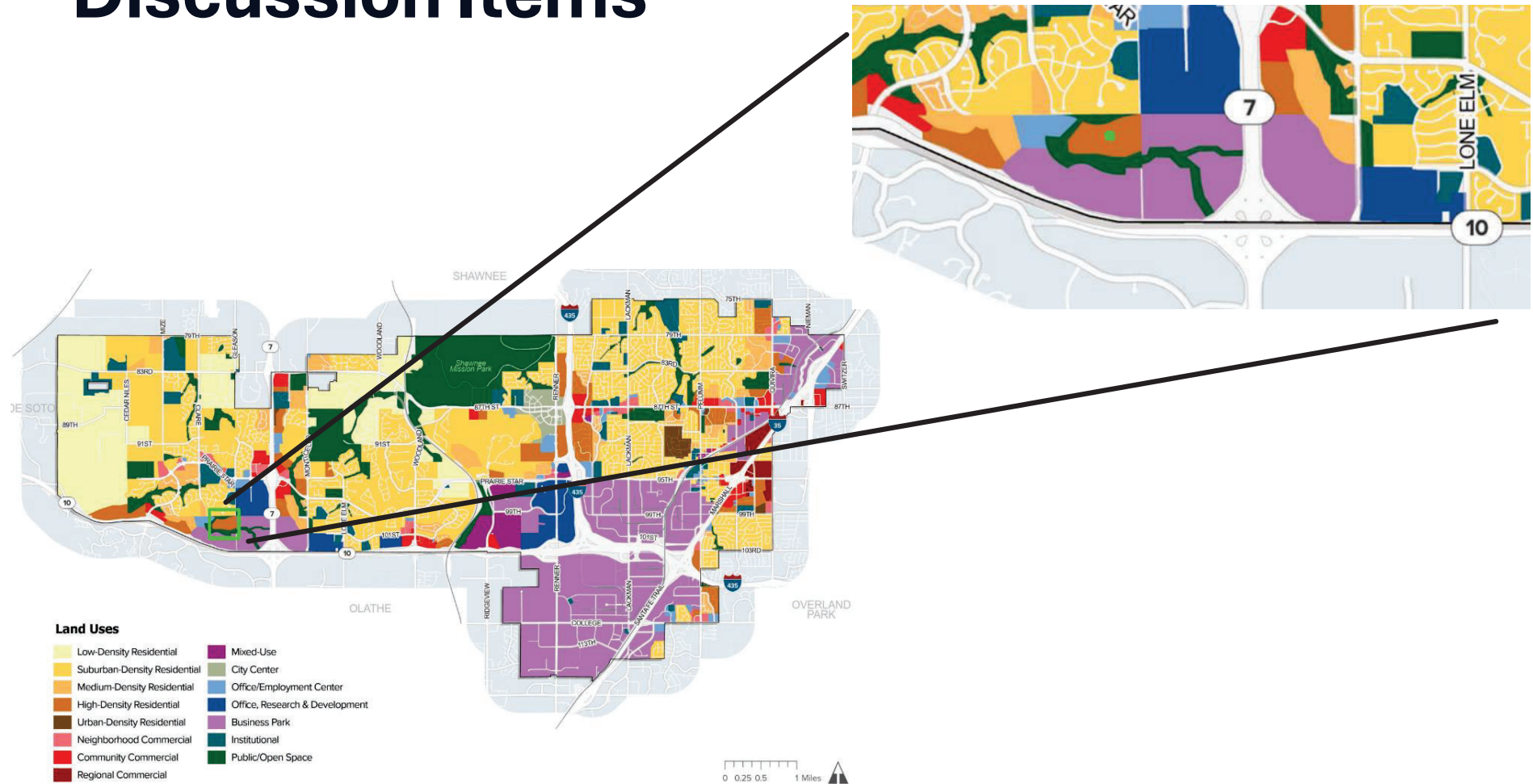
Revisions planned based on Feedback Received

- Revise picture of Old Town in Chapter 5 to include current businesses.
- Revise telecommunications section in Chapter 7 to account for satellite service.
- Correct minor spelling edits throughout the document, particularly in acknowledgements section.
- Revise the “Bicycle and Pedestrian Facilities Map” on pg. 67 of the plan to add the existing and future multiuse trails.
- Remove private medical facilities from "Community Facilities Map" and note the strong medical industry in the narrative.
- Revise the classification of a parcel located at the northeast corner of Canyon Creek Boulevard and future 100th Street from Public/Open Space to Community Commercial to correct an error in classifying this privately owned property.

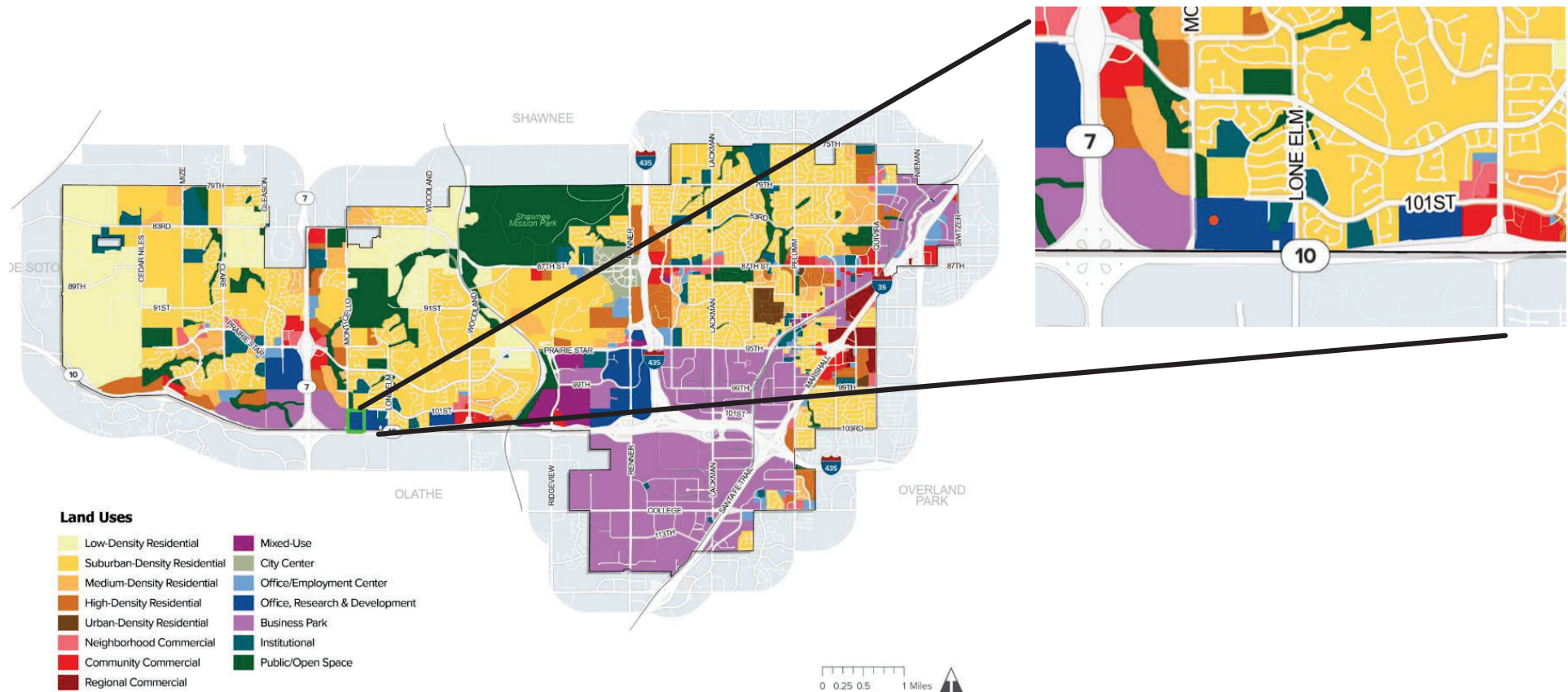
Discussion Items



Discussion Items



Discussion Items



QUESTIONS?



NEXT STEPS



Next Steps

- Incorporate Feedback
- PC Public Hearing and Adoption on June 3rd
- CC Adoption on June 18th

THANK YOU!



SpencerFane®

DAVID E. WATERS
DIRECT DIAL: 913-327-5189
dwaters@spencerfane.com

April 19, 2024

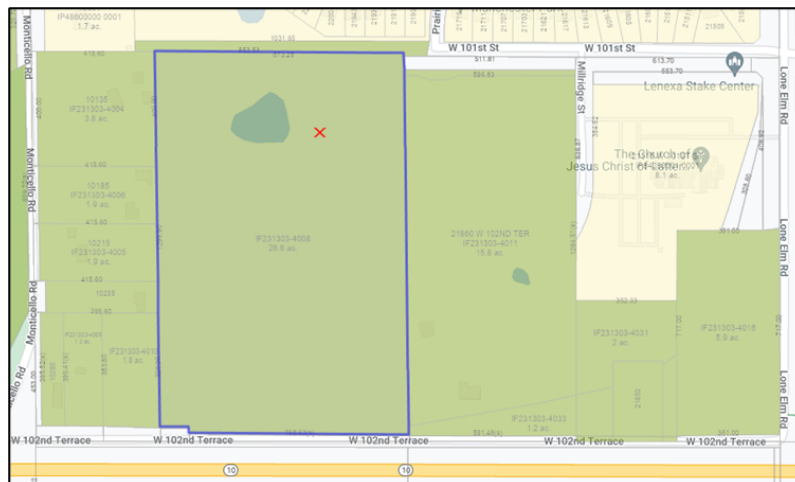
VIA EMAIL TO SMCCULLOUGH@LENEXA.COM

Mr. Scott McCullough, AICP
Community Development Director
City of Lenexa, Kansas
17101 West 87th St. Parkway
Lenexa, Kansas 66219

Re: Lenexa Comprehensive Plan Updates

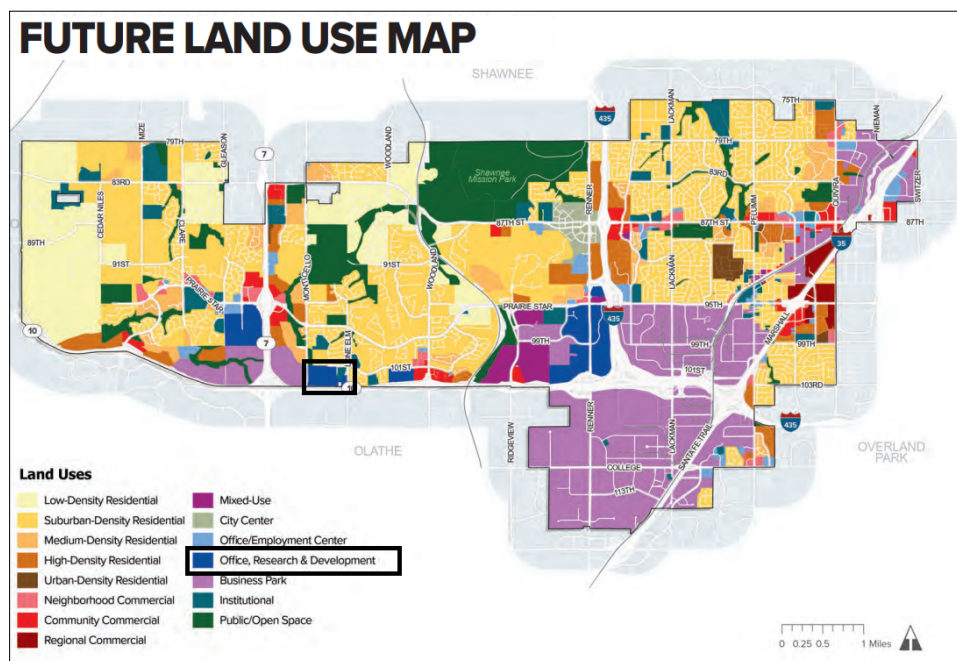
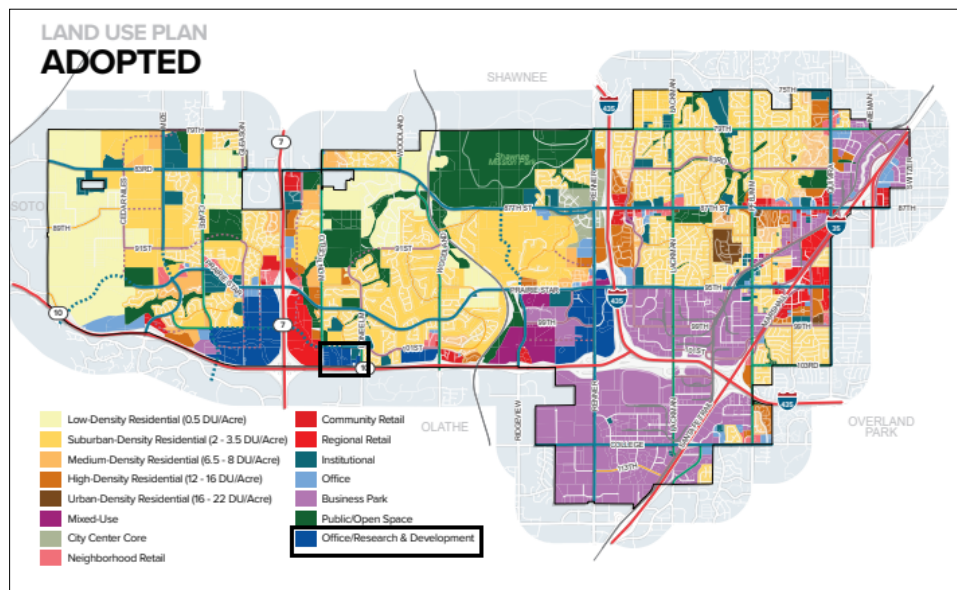
Dear Mr. McCullough:

Our firm represents Mr. Andrew M. Cope and certain businesses of his, including K10-A, LLC, in regard to certain property he owns located near 102nd Terrace and Monticello Road in the City of Lenexa, as shown below (which we will refer to in this letter as the “Property”):



We understand that the Lenexa City Council and Lenexa Planning Commission will hold a joint work session on Tuesday, April 23, 2024, to review an updated draft of Lenexa's new Comprehensive Plan, which will directly impact our client's Property. Accordingly, the purpose of this letter is to provide the City, the City Council, and the Planning Commission with our and Mr. Cope's thoughts and comments on the Comprehensive Plan, and we would respectfully ask that the City consider these prior to making any final decisions.

The Property is currently zoned AG (agricultural). According to the City's Comprehensive Plan (both the current version from 2016, and the draft update for this year), the City plans for the Property to be used in the future for “Office/Research & Development”:



However, and notwithstanding the Comprehensive Plan, the area has not developed for office or research purposes, and no interest in office uses has been shown. We have previously corresponded with you that the Property and the area would be more suitable for medium-density residential housing (or other residential uses), and that there is interest in development of that kind. We also understand that Mr. Dan Foster, with the Schlager firm shared the following thoughts with your office:

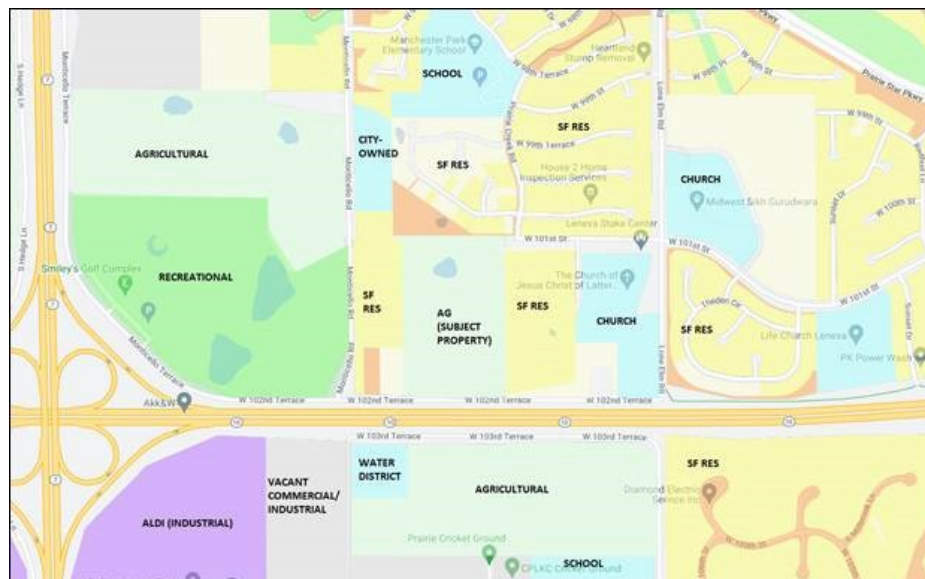
The previous and the new draft comprehensive plans show this parcel as an office use. It has been master planned for office forever and has no one has had any interest for an office use. He does have interest in a residential use. He would like to see this parcel shown as medium density residential. Parcels north and west are residential uses and there is a church to the east. With the change in the office market since 2020, office parcels this size (small offices to provide professional services) seek

locations near retail centers. While it adjacent to proposed BP land use, there is no mutually advantageous connection or compatibility of for business or resources. The office on the small parcel near the retail on Woodland has more mutually beneficial connection as does the office on Prairie Star adjacent to the hospital. Additionally a medium density residential use can work more with the existing conditions of the site (extensive stream corridor and topo) per goal 3.1 in housing and neighborhoods.

We agree with Mr. Foster's analysis, and we believe that the City's own criteria for review of a rezoning application (e.g., from AG to a residential zone) would support revisions to the Comprehensive Plan—now, at this time—that reflect the market and actual likelihood for future development. Below, we offer our initial analysis of Sec. 4-1-G-5 of the City's zoning regulations as they would relate to Mr. Cope's Property.

The character of the neighborhood.

The character of the neighborhood, on the north side of K-10, is predominantly agricultural and residential, with also a large recreational area, and some “governmental/public” areas which are a bit of a misnomer because they reflect churches and schools. The below is marked up from AIMS with the “Land Use” tag turned on.



Particularly north of K-10, the character of the neighborhood is, indeed, predominantly residential, and even the non-residential uses are ones that are compatible with—and indeed allowed in—residentially-zoned areas (churches and schools). We do not believe that an “island” of office use, in the middle of the surrounding uses, would be compatible with the character of the neighborhood.

The zoning and use of properties nearby.

The subject property is currently zoned AG. There is AG zoning to the east and west (with a few homes to the direct west), and northwest; R1 zoning is to the north; a little bit of CPO to the east (but used as a church—the Latter-day Saints), with more R1 to the east of that. To the south is more AG and also some more R1, with some BP (business park) to the southwest. There is also an elementary school to the south, and a school to the north. Of course, immediately to the south is K-10.

In our previous correspondence, you had stated that the “adjacent proposed uses” south of new 101st Street would be “planned” office/industrial. It is unclear at this time whether there are actually any “planned” or proposed uses beyond what the City has suggested in the Comprehensive Plan. Obviously,

Mr. Cope's Property makes up the majority of the area that would be south of 101st St. and between Lone Elm and Monticello (north of K-10), so if Mr. Cope does not have a "planned" or proposed office/industrial use (and he does not), we would query what actual "planned" uses there really are outside of the City's Comprehensive Plan.

Furthermore, by our count, there are at least six homes to the west of the Property and one to the east. We believe it is incredibly unlikely that, in the near future, all of these residents would sell off their individual parcels to create a parcel that would be practically developable for office or research purposes. Furthermore, the only existing "office" use nearby is actually a church (which fits into a residential category just as well or better as into an office category).

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

This factor would speak to whether the Property is suitably zoned for agriculture. Both we, Mr. Cope, and the City would seem to agree that that the Property is not ultimately suitable for agricultural zoning, so this factor should weigh in favor that a rezoning is appropriate. The most likely rezoning options are what should actually be incorporated into the Comprehensive Plan.

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

Medium-density residential zoning could not reasonably be seen as detrimentally affecting nearby property (in fact, it would be a less intense use than office/research park) and would provide an appropriate transition from the single-family zoning north down to K-10 and adjacent to church property and a recreational area. The construction of 101st Street would also offer protection from adjacent single-family uses to the north.

We do not believe that the City could reasonably maintain a position that a change to medium-density residential zoning would detrimentally affect the City's own vision for nearby properties (which, again, are not actually being used for how the City sees it, at least as reflected in the current draft Comprehensive Plan). Such a position would essentially freeze Mr. Cope's use of his Property until such time as the City could convince all other single-family homeowners nearby to sell their properties for office uses. Given that Mr. Cope's parcel is the largest undeveloped parcel in that section, we believe it would be unreasonable for the City to lock him into a plan while it waits for smaller minority owners to sell. This is especially true where there simply has not been any viable market in this area for office/research uses.

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

The Property has never been developed. This factor speaks again to that the Property should be rezoned. Furthermore, it has never been developed for the City's planned office/research purposes and, as Mr. Foster pointed out, it has been master-planned for office for a significant amount of time and has seen no interest for an office use. In fact, Mr. Cope has owned the property since February 1998. During that time, there has been repeated interest in the property for medium- and even high-density residential uses, but the City has never embraced those proposals. Twenty-six years later, the situation remains the same.

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.

We believe this factor exposes the crux of the issue. Again, what the City appears to be asking for is that Mr. Cope "wait and see" how other properties develop into office/research first, which makes little to no sense given that his Property is the only one truly undeveloped—placing the burden on him to do nothing but wait and see whether other existing residential home sites can develop into office/research first. That

is unrealistic, to freeze development in this way. If any of this area would be developed for office/research first, it would be this one—our client's Property—not the others, on which homes exist (and the one "office" use that is nearby is actually a church). This area has been shown as office/research on the Comprehensive Plan for a number of years and it simply has not developed that way. Asking that Mr. Cope wait for something to maybe happen is an undue hardship.

Recommendations of City's permanent professional staff.

We certainly understand that, at this time, you have stated that you would recommend against a rezoning for medium-density residential uses. We appreciate your consideration of this letter, and hope that the City will reconsider its current position.

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

We believe that now would be the appropriate time to revise the Comprehensive Plan in order to make it consistent with actual nearby land uses and the uses that are most likely to be proposed for the area in the future.

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.

There is certainly no information to suggest that a medium-density residential use would put pressure on available infrastructure. If anything, the use would be less intense than office/research, which would require significant surface parking (impacting drainage); furthermore, a medium-density residential use would be more consistent with the nearby schools and green space.

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.

A residential use that would be less-intense than office zoning would not adversely affect capacity of the street network and would actually provide less of an impact on traffic and parking. As pointed out by Mr. Foster, there are no mutually-advantageous connections for office/research businesses in the area (such as restaurants for employees).

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

There is zero indication that the proposed use (medium-density residential) would cause environmental impacts, etc., especially when compared to office/research purposes. Additionally, as stated by Mr. Foster, a medium-density residential use would work better given existing site conditions, such as the existing stream corridor and the general topography of the site.

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.

Similarly, there is zero indication that a medium-density residential use would adversely affect these issues, especially when compared to office/research uses.

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.

There could be no showing of any inability to satisfy these requirements at this time.

Accordingly, we believe that, if the City were to analyze an application for medium-density rezoning, it would need to find that its factors for consideration weigh in favor of recommending such an application for approval.

We ask that you share this letter with the City Council and the Planning Commission in advance of next week's joint meeting. As you know, I myself have been involved in comprehensive planning in several capacities, including as city attorney for several cities, and personally as a member of the Westwood Planning Commission for eight years, the Westwood City Council for four years, and now as the Mayor of Westwood, currently in my second four-year term. I would welcome the opportunity to speak further with the City on my own experiences in this area, even outside of legal considerations.

Thank you for your and the City's kind consideration of our and Mr. Cope's request on revisions to Lenexa's updated Comprehensive Plan, and please do not hesitate to contact us if you have any questions or if we can be of further assistance.

Best regards,



David E. Waters

DEW/dew

cc: The Honorable Julie Sayers, Mayor (via email to jsayers@lenexa.com)
Beccy Yocham, City Manager (via email to byocham@lenexa.com)
Councilmember Bill Nicks, Ward 2 (via email to bnicks@lenexa.com)
Councilmember Mark Charlton, Ward 2 (via email to mcharlton@lenexa.com)

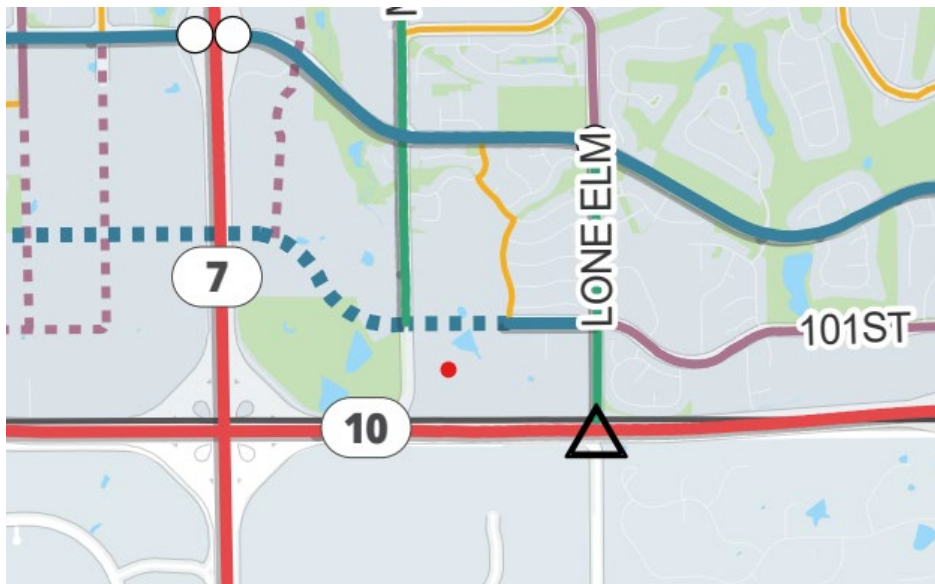
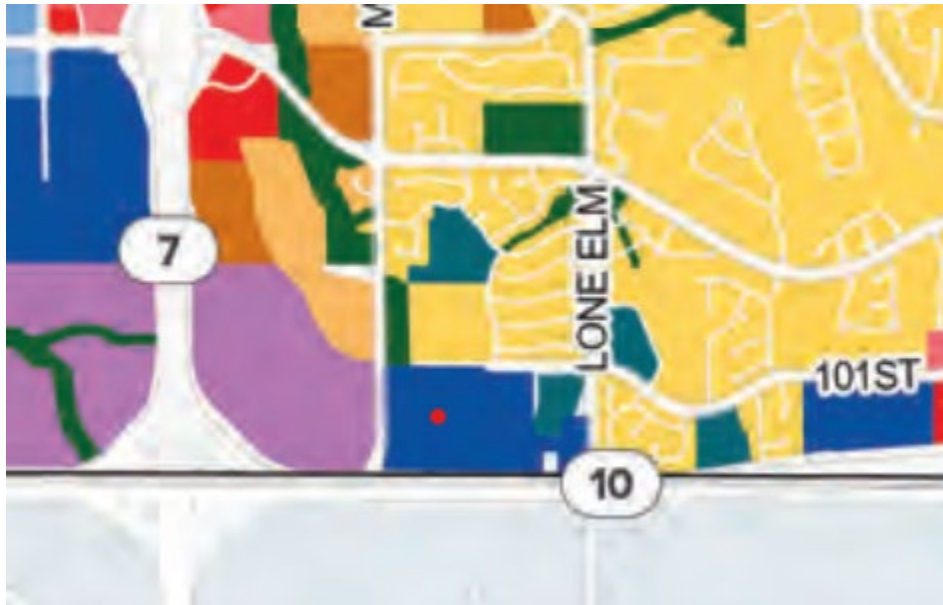
From: Scott McCullough
Sent: Friday, March 22, 2024 3:38 PM
To: Waters, David E. <dwaters@spencerfane.com>
Cc: Beccy Yocham <byocham@lenexa.com>
Subject: RE: Comprehensive Plan and Zoning Issue

Hi David,

We've studied that question a bit these last couple of years and do not support residential uses at this property. This is due to several reasons:

- During the comp plan process, we reviewed this property in the context of the larger area as framed by the street and highway network. The Office Research use in the plan aligns with the adjacent proposed uses (see map below), all of which are south of what will be a new arterial street when 101st is extended (see second map below). 101st Street creates a boundary to separate the planned office/industrial uses from the residential uses. The overriding characteristics, in Staff's view, are the local and regional transportation systems that abut the properties classified for nonresidential uses in the area shown the map below.
- Office and Business Park uses are of value to the community in terms of job growth, tax base, and buffering along the highway. This area suits such uses whereas residential uses are less suited to the specific characteristics of this area and be accommodated in other areas of the city as planned for in the revised comp plan.
- The City is planning for the Lone Elm interchange to be constructed in the future and these nonresidential uses will be the highest and best uses for the area to take advantage of the arterial city street and the highway interchange.
- We strive for a diverse mix of uses to address the many needs of the city (homes, jobs, shopping, recreation, etc.) and we have classified the other locations as appropriate for residential uses. If we convert properties classified for nonresidential uses to residential uses because that is what's hot in the current market, then we will not have achieved the diverse pattern of land uses desired.

That's a brief list of Staff's thoughts on the question. You may certainly provide input on the comp plan – it still must undergo it's formal public hearing before the PC and then to the CC for adoption after a public open house scheduled for March 27th from 5-7 pm at City Hall. Let me know of questions.



Scott McCullough, AICP

Community Development Director

City of Lenexa

Phone: 913.477.7532 | Fax: 913.477.7730

smccullough@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service.

From: Waters, David E. <dwaters@spencerfane.com>

Sent: Friday, March 22, 2024 2:44 PM

To: Scott McCullough <smccullough@lenexa.com>

Cc: Beccy Yocham <byocham@lenexa.com>

Subject: Comprehensive Plan and Zoning Issue

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Scott,

Good afternoon. Hoping I can pick your brain for a second, get some first impressions from you and the City on a comprehensive plan and zoning issue.

I represent Andy Cope who, as you know, owns various parcels of land in Lenexa. The one at issue now is Parcel No. IF231303-4008. From what I see, the property is currently zoned AG. There is AG zoning to the east and west (with a few homes to the direct west), and northwest; R1 to the north; a little bit of CPO to the east (but used as a church—the Latter-Day Saints), with more R1 to the east of that. To the south is more AG and also some more R1, with some BP to the southwest. We also have an elementary school to the south, and a school to the north. Of course, immediately to the south is K-10.

As I understand it, the current comprehensive plan designates this area as Office/Research Development. The area does not seem to be developing that way, especially with all of the residential zoning, two schools, and a church being the only CPO-zoned area (a use compatible with residential zoning). It appears to me that the new draft comprehensive plan is keeping the office/research designation.

My client may have the opportunity to develop the property for residential uses that align with the area, and is looking at R2 (maybe R3). The question really is, how do you think the City might look upon that designation, whether in the comp plan, or if a rezoning proposal was brought? I certainly understand you can't speak for the Council or the PC, but my client has asked that I reach out to you for some initial feelings, at least, from your perspective. Maybe not too late to give input on the comp plan too.

Thank you for your help; have a nice weekend, Scott (and Beccy).

David E. Waters Partner
Spencer Fane LLP
Office Managing Partner, Overland Park, Kansas

6201 College Boulevard, Suite 500 | Overland Park, KS 66211
O 913.327.5189
dwaters@spencerfane.com | spencerfane.com



**MINUTES OF THE
MARCH 26, 2024
LENEXA COMMITTEE OF THE WHOLE 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 Karlin, Eiterich, Charlton, Nicks, Williamson, Denny, and Herron were present with Mayor Sayers presiding. Councilmember Arroyo 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 Nicks made a motion to approve the February 27, 2024 Committee of the Whole meeting draft minutes and Councilmember Eiterich seconded the motion. Motion passed unanimously.

DISCUSSION

1. Parks and Recreation Master Plan

Logan Wagler, Parks and Recreation Director, thanked everyone involved in the development of this plan including Landworks Studio; the City's executive team and department heads; Mandy Danler, Assistant Parks and Recreation Director; and the Steering Committee: Chris Poss, Dale Trott, Jeff Mark, Denise Rendina, Stephanie Kisler, and Councilmember Karlin. He said they would present the draft of the plan for discussion and feedback.

Mr. Wagler said that the Steering Committee, Planning Commission, Parks and Recreation Advisory Board, and Arts Council have reviewed the plan and recommend approval.

Mr. Wagler presented the project background, as well as the 2012 Master Plan's goals, saying the expectation is to execute and implement 60-75% of the plan. He added that in the 2012 plan, pickleball was not included as it did not yet exist, and things in parks and recreation change quickly.

Brian Sturm, Landworks Studio, said it has been a privilege to work with the staff and community on this plan. This is a high-level view of the plan providing an opportunity

for discussion and feedback.

Mr. Sturm talked about what makes Lenexa what it is today, its demographics, investments, and parks. He talked about the analytics of the plan and how quantitative, anecdotal, qualitative data was used to develop the priority needs.

Mr. Sturm went through the top 10 priority needs:

- walking and biking trails
- parks and preservation
- dog park (off-leash)
- outdoor rec and nature programming
- splash pads/spraygrounds
- pickleball courts
- farmer's market
- adult fitness, wellness, and enrichment
- Arts, history, and culture programming
- maintain service levels

Mr. Sturm reviewed the six components of the guiding vision and their recommendations for each:

1) Trails and Connectivity - Recommend extending trail corridors across the city; improving trail signage, wayfinding, and mapping; identify and fill the gaps in the current system; expanding nature (soft surface) trails where appropriate; upgrading trails in need to current standards; and maintaining partnerships with adjacent agencies

2) Parks for All - Recommend maintaining parks and trail network; master planning and developing Centennial Park; master planning the West 60 (60-acre undeveloped park similar to Black Hoof Park); pursuing opportunities to develop more parks using the 10-minute walk goal; continued investment.

Councilmember Nicks asked about the sizes of the parks and how to finance. Mr. Sturm said they are mostly neighborhood parks in western Lenexa that will meet that need.

3) Park System Enhancements - Recommend developing an off-leash dog park in an accessible location; developing additional pickleball courts; constructing an all-wheel pump track and single-track course; constructing a playground within City Center; developing a fitness park for accessible outdoor exercise; developing a splash pad/sprayground

Councilmember Nicks said they key would be to focus on suitable locations for dog parks and Mr. Sturm said Lenexa has larger parks that could accommodate this. Councilmember Nicks asked if the all-wheel tracks would be regional or community based and Mrs. Sturm said that is more of a community amenity. Councilmember Williamson asked what happens when pickleball phases out and Mr. Sturm said that building the courts well could allow them to be repurposed in the future.

4) Programs for All - Recommend maximizing programming at LOTAC; increasing 50+ and active adults programs; expanding outdoor adventure opportunities and nature programming (hiking, backpacking, paddle sports); expanding youth introductory sports to meet demand

5) Arts and Culture (new since last master plan) - Recommend identifying options to add programming to Legler Barn Museum & Depot; expanding and embracing Lenexa's history through interpretive signage and outreach; seeking opportunities to expand arts and culture programming; incorporating public art into appropriate capital projects

6) Organizational Excellence - Recommend constructing a centrally located Parks Operation Service Center for maintenance operations; updating Parks and Recreation Master Plan every 5 years; seeking agency accreditation through the Commission for Accreditation of Parks and Recreation Agencies; maintaining current market position in staffing; continuing to leverage volunteers to enhance and help with programs and events; maintaining cross-training and internship programs; continuing to expand partnerships and fundraising focusing on leveraging the Lenexa Foundation

Mr. Sturm said there are three priority tiers in the Strategic Action Plan. Tier 1 initiatives and probable costs total \$21.1 million; Tier 2 initiatives and probable costs total \$21.75 million; and Tier 3 totals \$13.5 million.

Councilmember Eiterich asked about cricket pitch and Mr. Sturm said there are a few in the metro area, but they did not hear about that in the engagement process. Councilmember Eiterich asked if there were plans for any type of gardening programming and Mr. Sturm said there is some interest in that. Councilmember Eiterich said that public art is mentioned in the Capital Improvement Program (CIP) projects and asked if that can also be budgeted from the CIP. Mr. Wagler said that is not a current practice or an intention of that initiative because there are generous funds available for public art. He said that could be discussed if a large project with an art piece was desired.

Councilmember Karlin said it was fun and interesting being on the Steering Committee. He gave kudos to the team and all staff involved. He added that for the staffing initiative, Lenexa already does this well and he knows it will continue.

Councilmember Nicks said the report is well done and a team effort to be proud of. He is happy to know that what other agencies are doing was considered and said Lenexa should be aggressive in filling the 10-minute walk to park gaps. He is supportive of accreditation and getting that national recognition. He said the report shows the community loves the parks and supports it. He recommended that the Governing Body pay attention to page 258 of the report.

Councilmember Denny said he served on the Parks and Recreation Advisory Board for many years and has seen many things come out of the last Master Plan. He said he is looking forward to see what comes out of this one. He asked where soccer fits in and Mr. Sturm said there are existing soccer fields that serve recreation leagues, but

they did not hear about the desire for competitive level soccer fields in the engagement. Mr. Wagler said there was a time where allotting soccer fields was an issue, but the development of the larger complexes in the region are meeting that need and demand, and the demand for open-space fields is low now. Councilmember Denny said that is good and Lenexa can focus on other amenities; this is an excellent plan.

Mark Charlton asked if Lenexa competes with the County for youth sports and developmental programs and Mr. Logan said yes to an extent, so they are looking to fill the gaps and focusing on the learn-to-play development and a niche where there is not as much competition. Councilmember Charlton said he supports doing a Master Plan every five years.

Mayor Sayers reiterated the support of the accreditation. She said did not see enough about sustainability and would like to see it added as a seventh initiative with materials and a commitment to sustainable practices and resources. She agreed with the rest of the comments and was in support of the plan.

Councilmember Charlton talked about nature trails and said that there is a lot of city-owned property that could be used for hiking/biking trails.

Mr. Wagler said he appreciated the feedback and will look into adding more specifics about sustainability in the plan.

ADJOURN

The meeting adjourned at 8:30 PM.