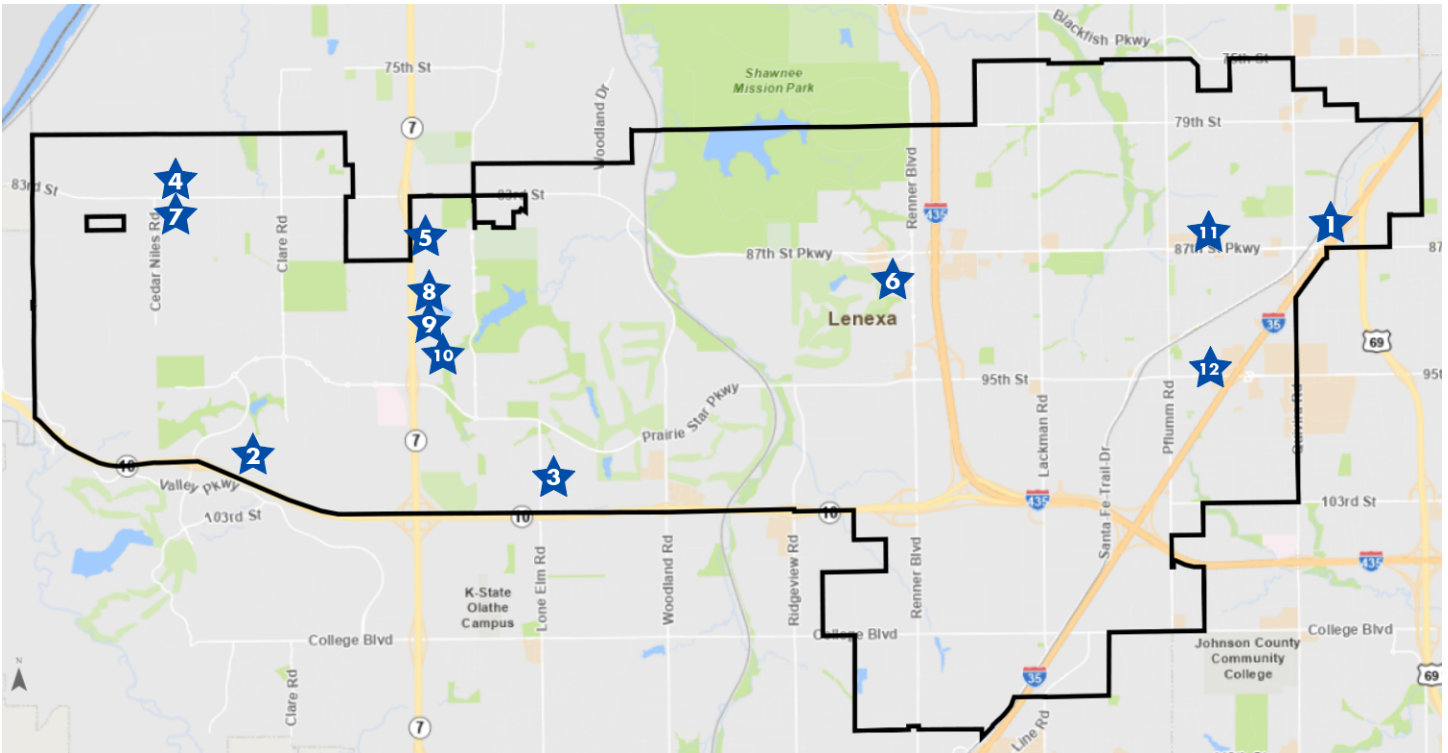


**AGENDA MAP**



**CALL TO ORDER**

**ROLL CALL**

**APPROVE MINUTES**

**CONSENT AGENDA**

*All matters listed within the consent agenda have been distributed to each member of the Planning Commission for review, are considered to be routine, and will be enacted by one motion with no separate discussion. If a member of the Planning Commission or audience desires separate discussion on an item, that item may be removed from the consent agenda and placed on the regular agenda.*

1. **Brookhollow East, 4th Plat - Consideration of a final plat to combine two platted lots into a single lot in the Brookhollow East Business Park located at 8500 Marshall Drive within the CP-4, Planned Service Commercial District. PT23-20F**
2. **Canyon Creek Apartment Homes - Consideration of a final plat for a multi-family residential development located near the northeast corner of Canyon Creek Boulevard and K-10 Highway within the RP-2, Planned Residential (Intermediate Density) and RP-4, Planned Residential (High Density) Districts. PT23-23F**

3. **Falcon Farm, 1st Plat - Consideration of a final plat for a single-family subdivision located near the northwest corner of 101st Street and Lone Elm Road within the R-1, Single-Family Residential District. PT23-22F**
4. **Stoneridge North, First Plat - Consideration of a final plat for a two-family (duplex) residential subdivision located near the northeast corner of West 83rd Street and Cedar Niles Road within the RP-2, Planned Residential (Intermediate Density) District. PT23-19F**
5. **Westside Family Church Care Center - Consideration of a final plan and final plat for a two-story office building accessory to the church/place of worship located at 8500 Woodsonia Drive within the R-1, Single-Family Residential District. PL23-18F & PT23-21F**
6. **Kiewit K3 Building Sign - Consideration of a final plan for installation of a sign on the penthouse structure of the future Kiewit K3 Building located at the southwest corner of 89th Street and Hampton Street within the CC, Planned City Center District. PL23-19F**

## REGULAR AGENDA

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7. **Viscek Estates - Consideration of a rezoning and preliminary plan/plat to split a parcel into a single-family residential lot and an undeveloped lot for property located at 25925 West 83rd Street. The proposed rezoning from AG, Agricultural to RP-1, Planned Residential (Low-Density) Districts affects only the single-family residential lot. RZ23-06 & PT23-05P (Public Hearing)**

## CONTINUED APPLICATIONS (NO DISCUSSION)

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8. **Copper Creek North - Consideration of a concept plan for a multi-family development located near the northwest corner of West 89th Street and Woodsonia Drive within the RP-3, Planned Residential (Medium-High) Density, RP-4, Planned Residential (High Density), and RP-5, Planned Residential (High Rise, High Density) Districts. PL23-04CP**
9. **Copper Creek South - Consideration of a concept plan for a multi-family development located near the southwest corner of West 89th Street and Woodsonia Drive within the RP-3, Planned Residential (Medium-High) Density, RP-4, Planned Residential (High Density), and RP-5, Planned Residential (High Rise, High Density) Districts. PL23-05CP**
10. **Watercrest Landing South Apartments - Consideration of a preliminary plan for a multi-family residential development located near the northeast corner of K-7 and Prairie Star Parkway within the RP-4, Planned Residential (High Density) District. PL23-07P**



- 11. Raw Health Company - Consideration of a special use permit for a medical clinic use located at 12760 West 87th Street Parkway, Suite 110 within the NP-O, Planned Neighborhood Office District. SU23-11**
- 12. Fine Line Solutions - Consideration of a special use permit for a personal services use located at 13100 West 95th Street, Suite 2B within the NP-O, Planned Neighborhood Office District. SU23-10**

## **STAFF REPORTS**

## **ADJOURN**

## **APPENDIX**

### **13. Draft Minutes - August 28, 2023**

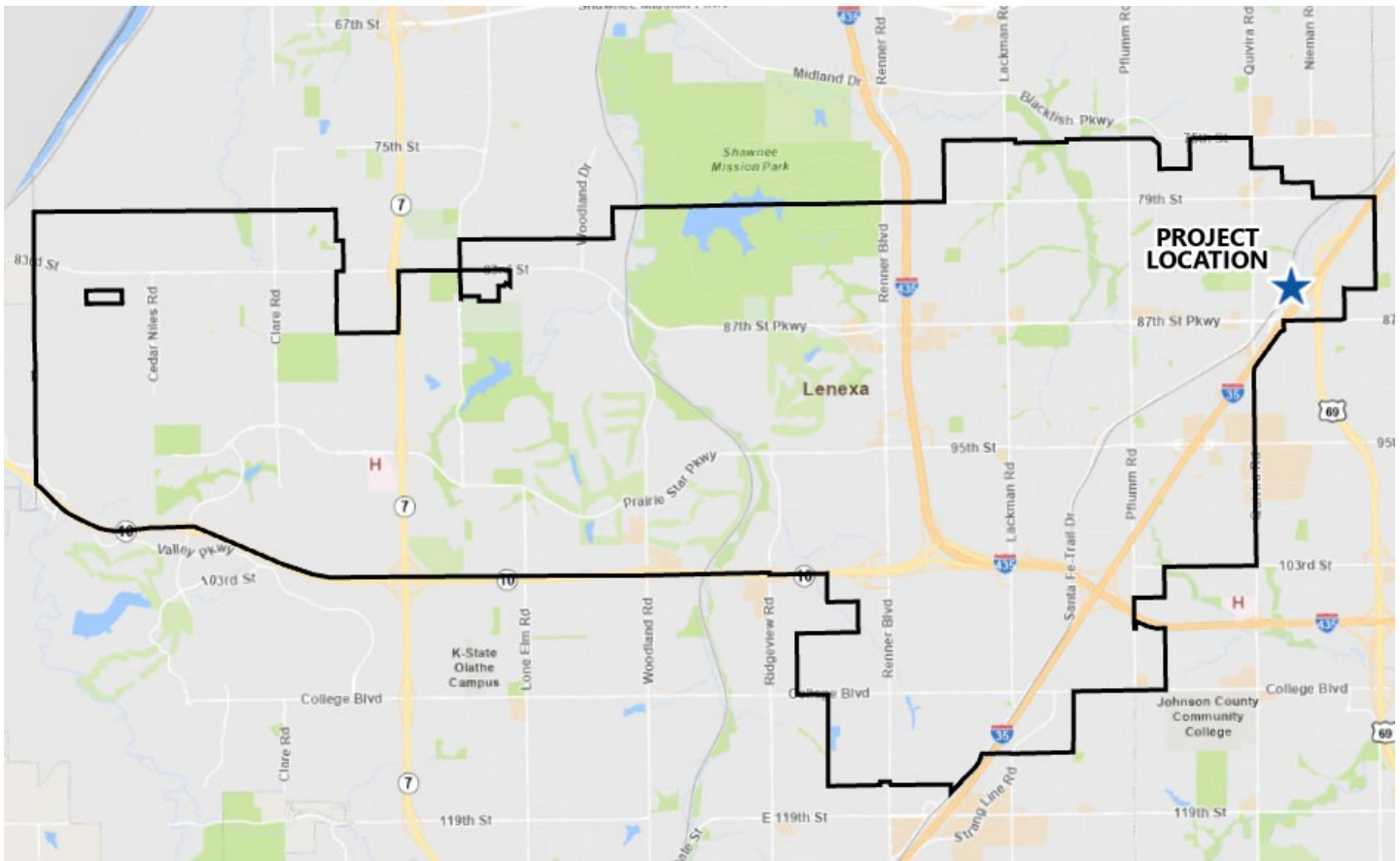
*If you have any questions about this agenda, please contact Stephanie Kisler, Planning Manager, at [skisler@lenexa.com](mailto:skisler@lenexa.com).*

*If you need any accommodations for the meeting, please contact the City ADA Coordinator at 913-477-7550 at least 48 hours prior to the meeting.  
Kansas Relay Service: 800-766-3777*

*Assistive Listening Devices are available for use in the Community Forum by request.*

## BROOKHOLLOW EAST 4<sup>TH</sup> PLAT, FINAL PLAT

<b>Project #:</b>	PT23-20F	<b>Location:</b>	8500 Marshall Drive
<b>Applicant:</b>	Jeff Skidmore, Schlagel Associates	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Wholesale, Warehousing, <i>general</i> , Warehousing, <i>limited</i> , Office, Retail, and Personal instruction, <i>general</i>



### PROJECT SUMMARY

The applicant is requesting approval of a one-lot final plat for Brookhollow East subdivision. The property is currently platted as two separate lots and contains two buildings. The common line between the two lots crosses an existing building. Combining the two lots into a single lot will relieve the nonconforming situation. This replat into a single lot was a condition of the recent rezoning approval (RZ23-05). The Planning Commission is the final authority for approval of this final plat.

**STAFF RECOMMENDATION: APPROVAL**



## SITE INFORMATION

The site is located at the northwest corner of Marshall Drive and Nieman Road in the Brookhollow East business park. The property was originally platted in the fall of 1979 as Lots 4 and 5, Block 1 of Brookhollow East. The site contains two one-story buildings and associated parking and loading areas. The buildings were originally built in 1999. The two buildings were constructed abutting each other along a common wall. The common lot line between the two lots crosses through one of the buildings. The replat consolidating the two lots into one will remove the noncompliant situation. The property was rezoned (RZ23-05, PL23-05P) from BP-2 to CP-4 on September 5, 2023 in order to facilitate additional retail uses at the site.

<b>LAND AREA (AC)</b> 3.88	<b>BUILDING AREA</b> 49,124	<b>ZONING</b> CP-4	<b>COMP. PLAN</b> Business Park
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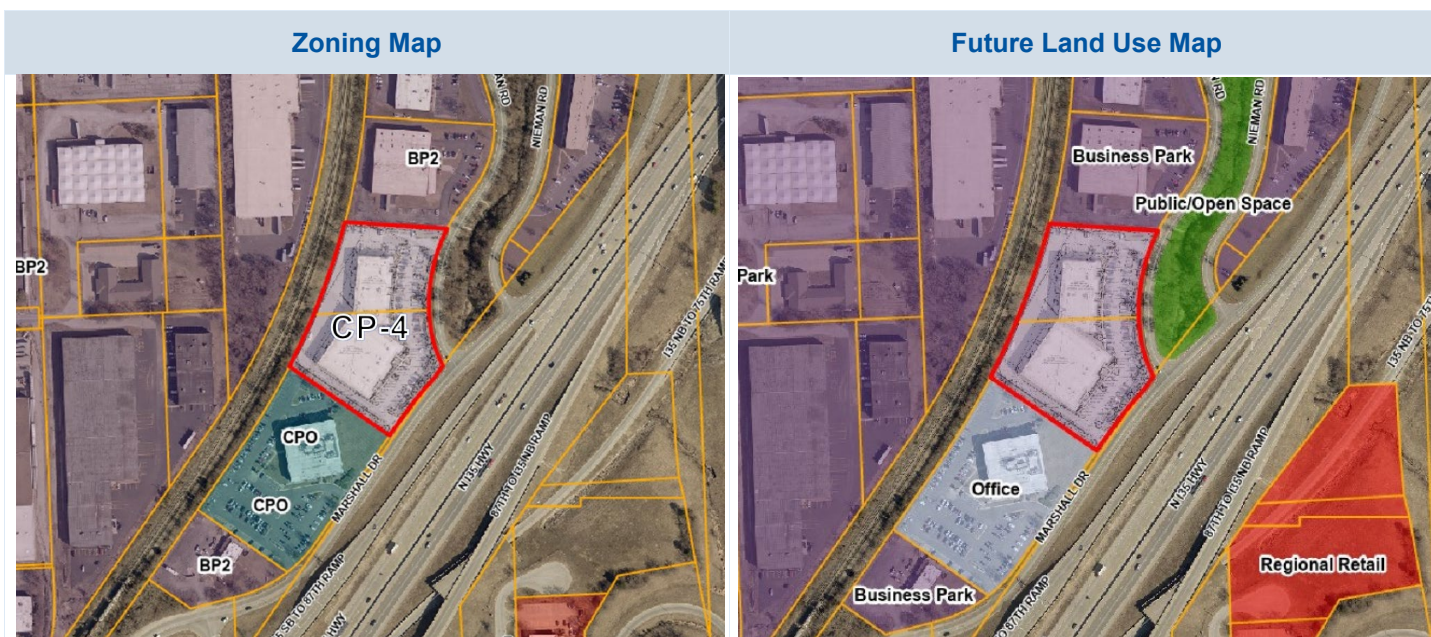
**Exhibit 1: Aerial Image of Subject Area.**



## LAND USE REVIEW

The site was recently rezoned to the CP-4, Planned Service Commercial District (RZ23-05) to allow for a tenant to conduct retail activity as the primary use in addition to personal instruction. The other tenants are wholesale, warehousing, general, warehousing, limited, and office uses. The condition of the lot line crossing through the building was discovered as part of the plan analysis of the rezoning request. The applicant agreed to replat the site into a single lot to remove the noncompliant condition.

Upon recording of the final plat, the site will be compliant with all code requirements of the UDC for the CP-4 Zoning District.

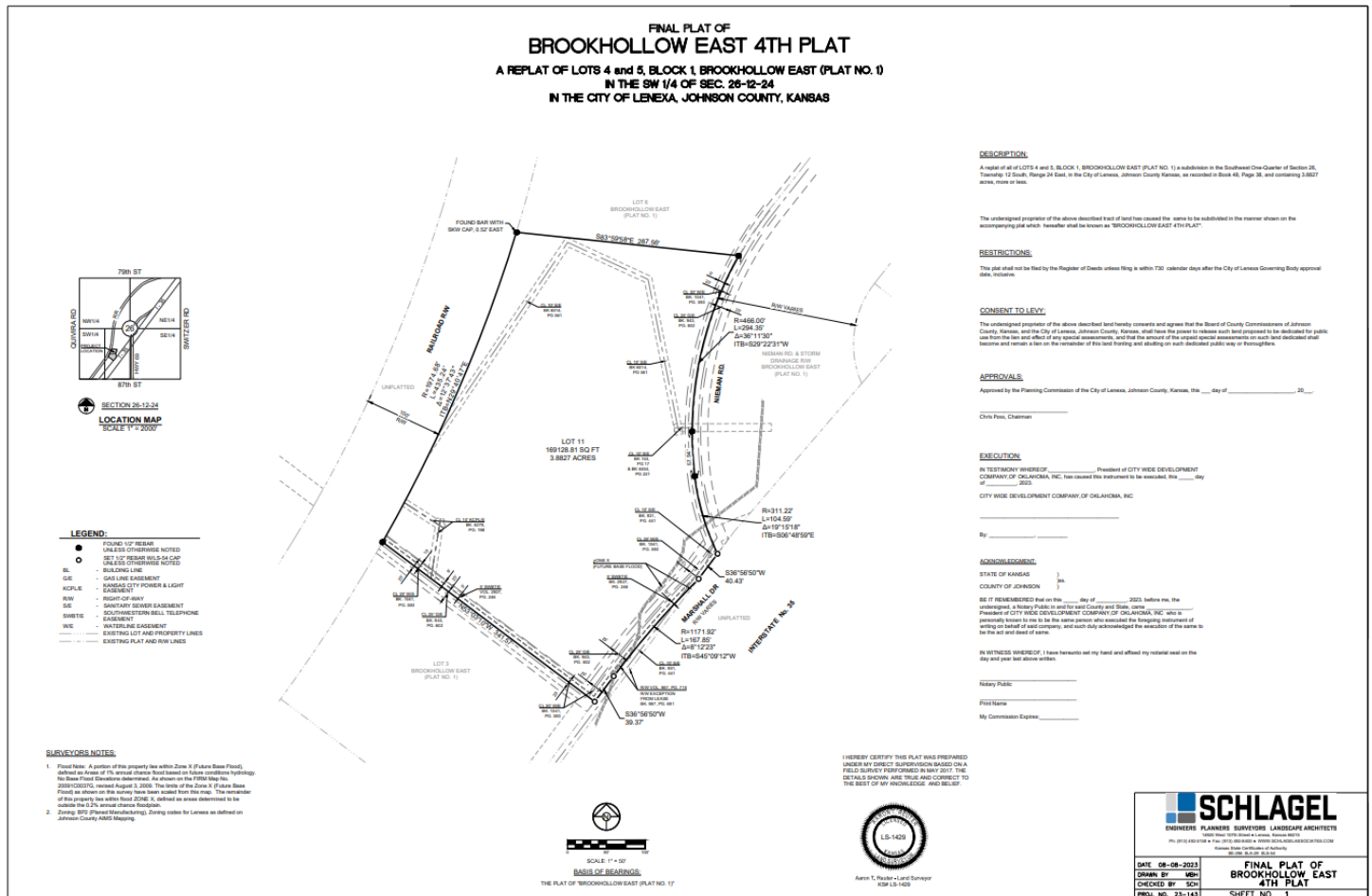


**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Business Park	CP-4, Planned Service Commercial District	Wholesale, Warehousing, General, Warehousing, limited, Office, Retail and Personal Instruction
<b>North</b>	Business Park	BP-2, Planned Manufacturing District	Wholesale and warehousing, general
<b>South</b>	Office/Employment Center	CP-O, Planned General Office District	Office
<b>East</b>	Regional Commercial Center, and Community Commercial Center	CP-3, Planned Regional Commercial District, and CP-2, Planned Community Commercial District	Office, Retail, and Medical Clinic (across I-35)
<b>West</b>	Business Park	BP-2, Planned Manufacturing District	Business Park (across railroad ROW)

## FINAL PLAT REVIEW

This final plat will combine two platted lots into a single lot. The plat is within Brookhollow East Business Park. The plat was originally recorded in 1979. The replat will result in a single lot contains 3.88 acres. The site contains two buildings and the associated parking lot and drives. The replat removes the common lot line between which crosses through a building.



### Exhibit 3: Final Plat



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## DEVIATIONS

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

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## REVIEW PROCESS

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- The Planning Commission is the final authority for approval of this plat.
- No additional dedications are made with this replat. All existing easements will remain with the replat.
- The applicant should inquire about additional City requirements, such as permits and development fees.

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## RECOMMENDATION FROM PROFESSIONAL STAFF

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- ★ **Staff recommends approval of the proposed Final Plat for Brookhollow East 4<sup>th</sup> Plat.**
  - This is a one-lot final plat.
  - This application is consistent with Lenexa's goals of supporting a **Thriving Economy**.

### FINAL PLAT

Staff recommends **approval** of the final plat for PT23-20F – **Brookhollow East 4<sup>th</sup> Plat** located at 8500 Marshall Drive.



Document Path: C:\Users\cddavidd\Documents\ArcGIS\Projects\MyProject6\MyProject6.aprx

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

## Brookhollow East, 4th Plat, Final plat PT23-20F

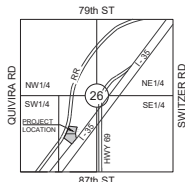


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FINAL PLAT OF  
BROOKHOLLOW EAST 4TH PLAT

A REPLAT OF LOTS 4 and 5, BLOCK 1, BROOKHOLLOW EAST (PLAT NO. 1)  
IN THE SW 1/4 OF SEC. 26-12-24  
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



SECTION 26-12-24  
LOCATION MAP  
SCALE 1" = 2000'

- LEGEND:**
- FOUND 1/2" REBAR  
○ SET 1/2" REBAR W/LS-54 CAP  
— BUILDING LINE  
— GASLINE EASEMENT  
— KANSAS CITY POWER & LIGHT EASEMENT  
— RIGHT-OF-WAY  
— SANITARY SEWER EASEMENT  
— SOUTHWESTERN BELL TELEPHONE EASEMENT  
— WATERLINE EASEMENT  
--- EXISTING LOT AND PROPERTY LINES  
--- EXISTING PLAT AND RW LINES

**SURVEYORS NOTES:**

- Flood Note: A portion of this property lies within Zone X (Future Base Flood), defined as Areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined. As shown on the FIRI Map No. 2009IC0037G, revised August 3, 2009. The limits of the Zone X (Future Base Flood) as shown on this survey have been scaled from this map. The remainder of this property lies within flood ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- Zoning: B(2) (Planned Manufacturing). Zoning codes for Lenexa as defined on Johnson County AIMS Mapping.



SCALE: 1" = 50'  
BASIS OF BEARINGS:  
THE PLAT OF "BROOKHOLLOW EAST (PLAT NO. 1)"

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN MAY 2017. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor  
KSI LS-1429

**DESCRIPTION:**

A replat of all of LOTS 4 and 5, BLOCK 1, BROOKHOLLOW EAST (PLAT NO. 1) a subdivision in the Southwest One-Quarter of Section 26, Township 12 South, Range 24 East, in the City of Lenexa, Johnson County Kansas, as recorded in Book 48, Page 38, and containing 3.8827 acres, more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "BROOKHOLLOW EAST 4TH PLAT".

**RESTRICTIONS:**

This plat shall not be filed by the Register of Deeds unless filing is within 730 calendar days after the City of Lenexa Governing Body approval date, inclusive.

**CONSENT TO LEVY:**

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

**APPROVALS:**

Approved by the Planning Commission of the City of Lenexa, Johnson County, Kansas, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Chris Poss, Chairman

**EXECUTION:**

IN TESTIMONY WHEREOF, \_\_\_\_\_, President of CITY WIDE DEVELOPMENT COMPANY OF OKLAHOMA, INC. has caused this instrument to be executed, this \_\_\_ day of \_\_\_\_\_, 2023.

CITY WIDE DEVELOPMENT COMPANY OF OKLAHOMA, INC.

By: \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF KANSAS )  
COUNTY OF JOHNSON ) ss.

BE IT REMEMBERED that on this \_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned, a Notary Public in and for said County and State, came \_\_\_\_\_, President of CITY WIDE DEVELOPMENT COMPANY OF OKLAHOMA, INC. who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

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

Notary Public: \_\_\_\_\_

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

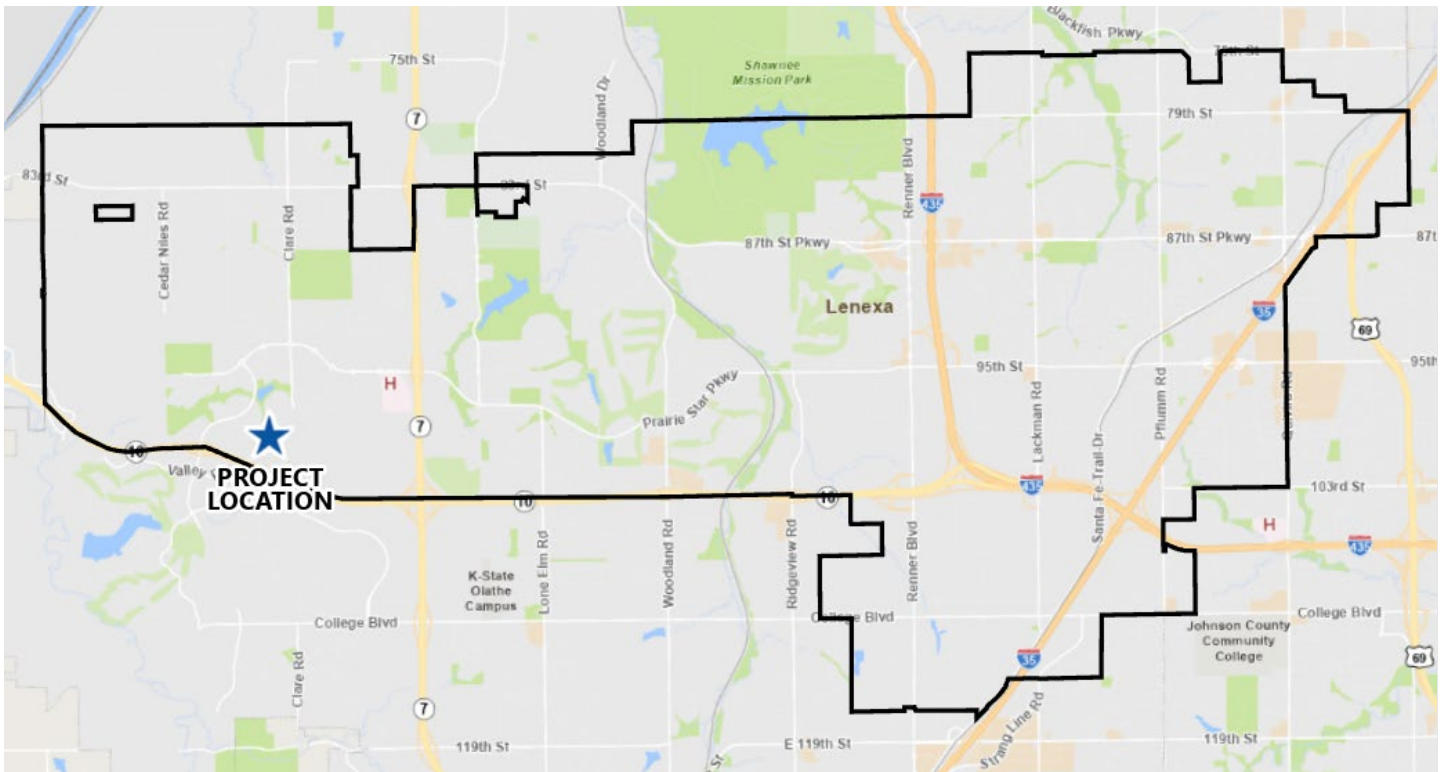


DATE	08-08-2023	FINAL PLAT OF
DRAWN BY	MBH	BROOKHOLLOW EAST
CHECKED BY	SCH	4TH PLAT
PROJ. NO.	23-143	SHEET NO. 1



## CANYON CREEK APARTMENT HOMES

<b>Project #:</b>	PT23-23F	<b>Location:</b>	Near the NEC of Canyon Creek Boulevard & K-10 Highway
<b>Applicant:</b>	Erin Merrill, Eskie + Associates	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Kimberly Portillo, AICP	<b>Proposed Use:</b>	Multi-Family Residential



### PROJECT SUMMARY

The applicant seeks approval of a final plat of Canyon Creek Apartment Homes, containing one lot, three tracts and rights-of-way on approximately 17 acres in the RP-2 and RP-4 Zoning Districts. The plat follows approval of a preliminary plan/plat (PL23-06P) for a multi-family development and approval of a preliminary and final plat for construction of W. 100<sup>th</sup> Street (PT23-04P and PT23-18F), which were approved by the Governing Body on September 19, 2023. Planned development of this site includes five multi-family buildings totaling 212 dwelling units and 205,000 square feet. The plans include private amenities, landscaping, parking, and related infrastructure. The final plat includes dedication of public rights-of-way and easements for a public trail, utilities, landscaping, sanitary sewer, and drainage. This project does not require a Public Hearing.

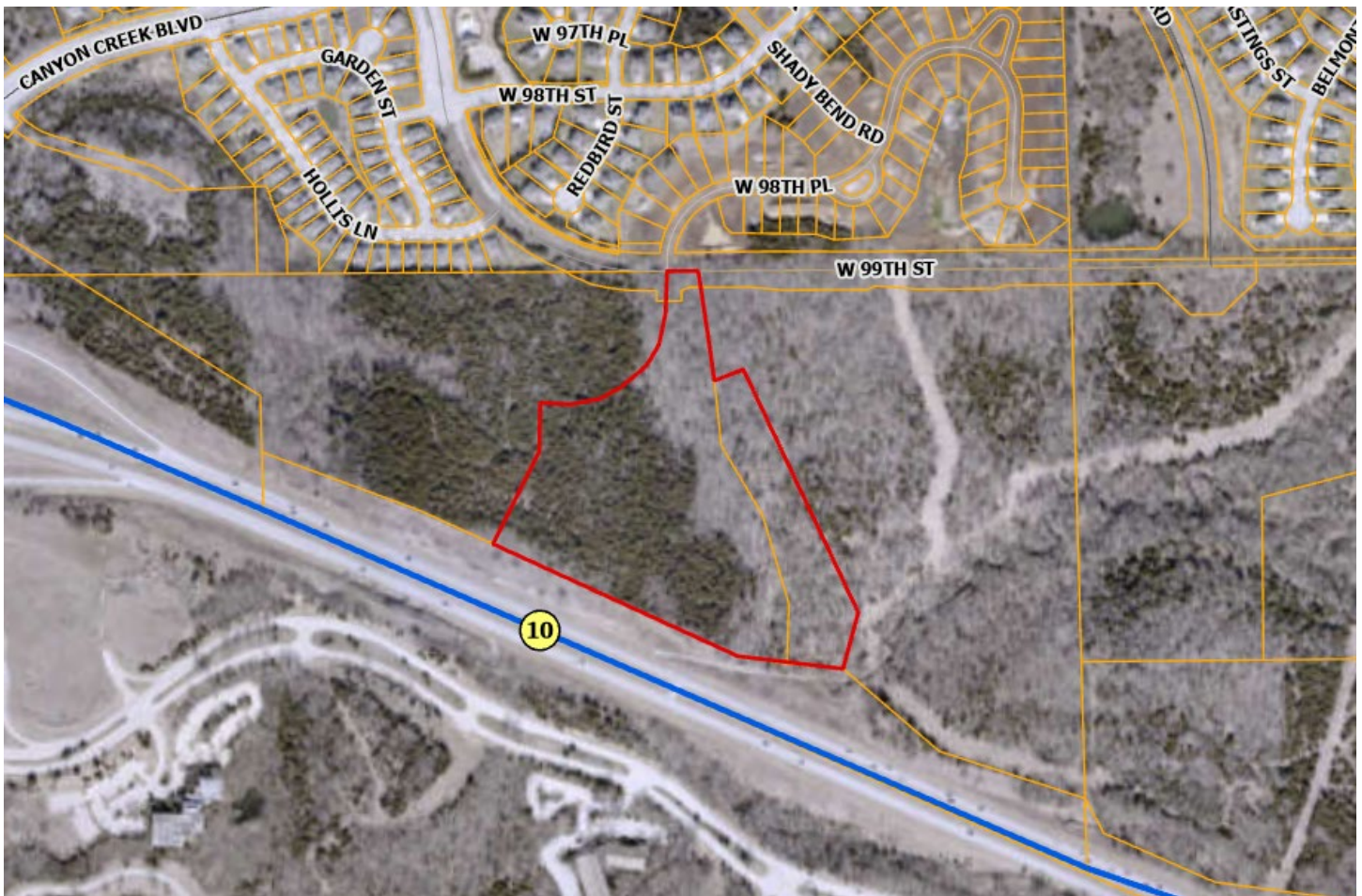
**STAFF RECOMMENDATION: APPROVAL**

## SITE INFORMATION

This site has been part of the following applications:

- Approval by the Governing Body of a concept plan and rezoning of a 112-acre mixed use development known as Cedar Canyon West (PL22-04CP and RZ22-09), on February 7, 2023. The subject area was rezoned from AG, Agricultural District to RP-2, Planned Residential (Intermediate-Density) District and RP-4, Residential Planned (High Density) District.
- Approval by the Governing Body of a preliminary plan/plat for a multi-family residential development and amenities (PL23-06P), on September 19, 2023.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
17.62	205,000	RP-2, RP-4	Office, Research & Development

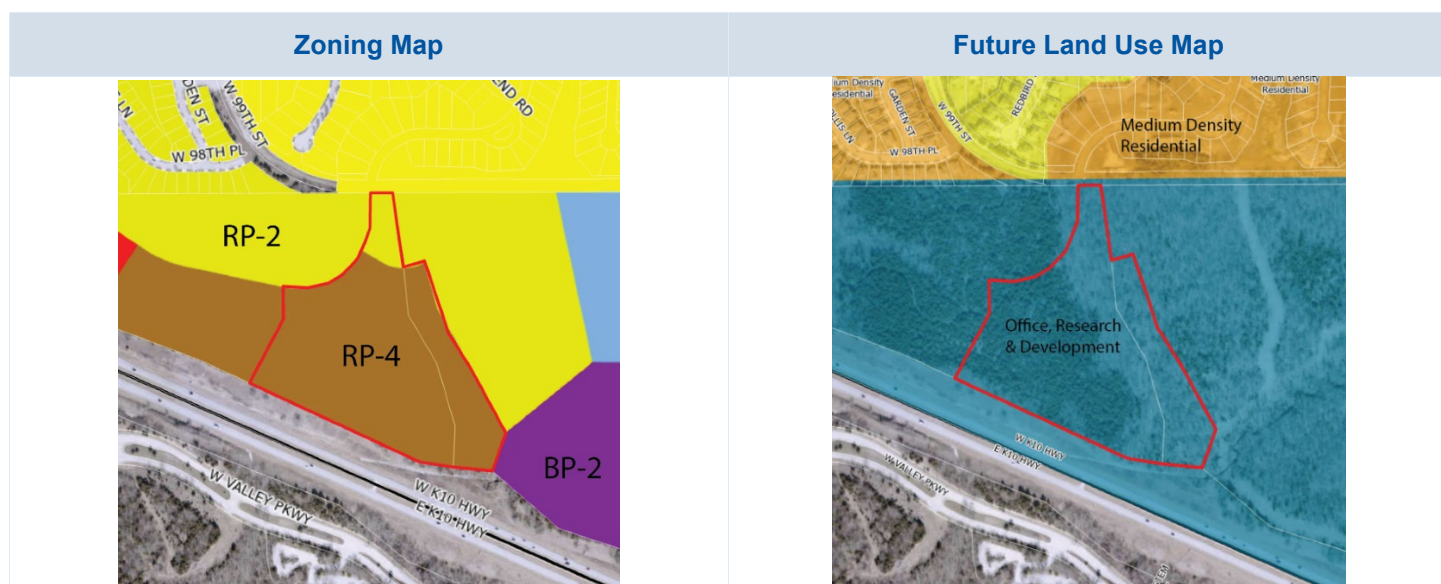


**Exhibit 1: Aerial Image of Subject Site**



## LAND USE REVIEW

The proposed use is multi-family residential, and the plans include five buildings totaling 212 dwelling units with a mixture of one-bedroom, two-bedroom, and three-bedroom apartments. The proposed density presented with the approved preliminary plan was 12.82 dwelling units per acre. The current Comprehensive Plan calls for office uses at this location; however, given that the Governing Body recently approved a rezoning and concept plan for this mixed-use development, Staff is recommending to the consultant working on the Comprehensive Plan that the Future Land Use designation be updated to align with these approvals, which would change the designation from office to high-density residential in this area. The new Comprehensive Plan is anticipated to be completed this winter. Amenities include a clubhouse, hammock areas, trail system, playground, and dog park. The dog park will be located on the RP-2 portion of the site. The proposed use was approved as part of a larger concept plan, approving the multi-family designation and surrounding uses simultaneously. The Governing Body affirmed the rezoning based on Staff determination that the proposed use and surrounding uses would be compatible.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Office, Research and Development	RP-4, Residential Planned (High-Density) District and RP-2 Residential Planned (Intermediate-Density) District	Agricultural
<b>North</b>	Medium Density Residential	RP-1, Residential District, Residential Planned (Low-Density) District	Vacant Residential
<b>South</b>	City of Olathe, across K-10 Highway	Agricultural and Business Commercial (Olathe, across K-10 Highway)	Office and Agricultural (Olathe, across K-10 Highway)
<b>East</b>	Office, Research and Development	RP-2, Residential Planned (Intermediate-Density) District and BP-2, Planned Manufacturing District	Agricultural
<b>West</b>	Office, Research and Development	RP-4, Residential Planned (High-Density) District and RP-2, Residential Planned (Intermediate-Density) District	Agricultural

## FINAL PLAT REVIEW

This is a final plat of one 10.2-acre lot and three tracts in the RP-2 and RP-4 Zoning Districts. The final plat is consistent with the approved preliminary plan/plat for the site (PL23-06P). The future use of this lot is a multi-family residential development with private amenity areas.

At this time, Staff is working with the applicant to properly depict the designated stream buffers correctly on the plat. This will entail slightly more detailed linework (identifying the zones) and will be completed prior to Governing Body approval.

The site will have access from future W. 100<sup>th</sup> Street to the northwest, which will connect Canyon Creek Boulevard to W. 99<sup>th</sup> Street, which is currently under construction. There will be one full access entrance to Lot 1 from W. 100<sup>th</sup> Street and a second full access entrance from W. 99<sup>th</sup> Terrace. Tract B, which includes the dog park, will have a separate entrance off W. 99<sup>th</sup> Terrace.

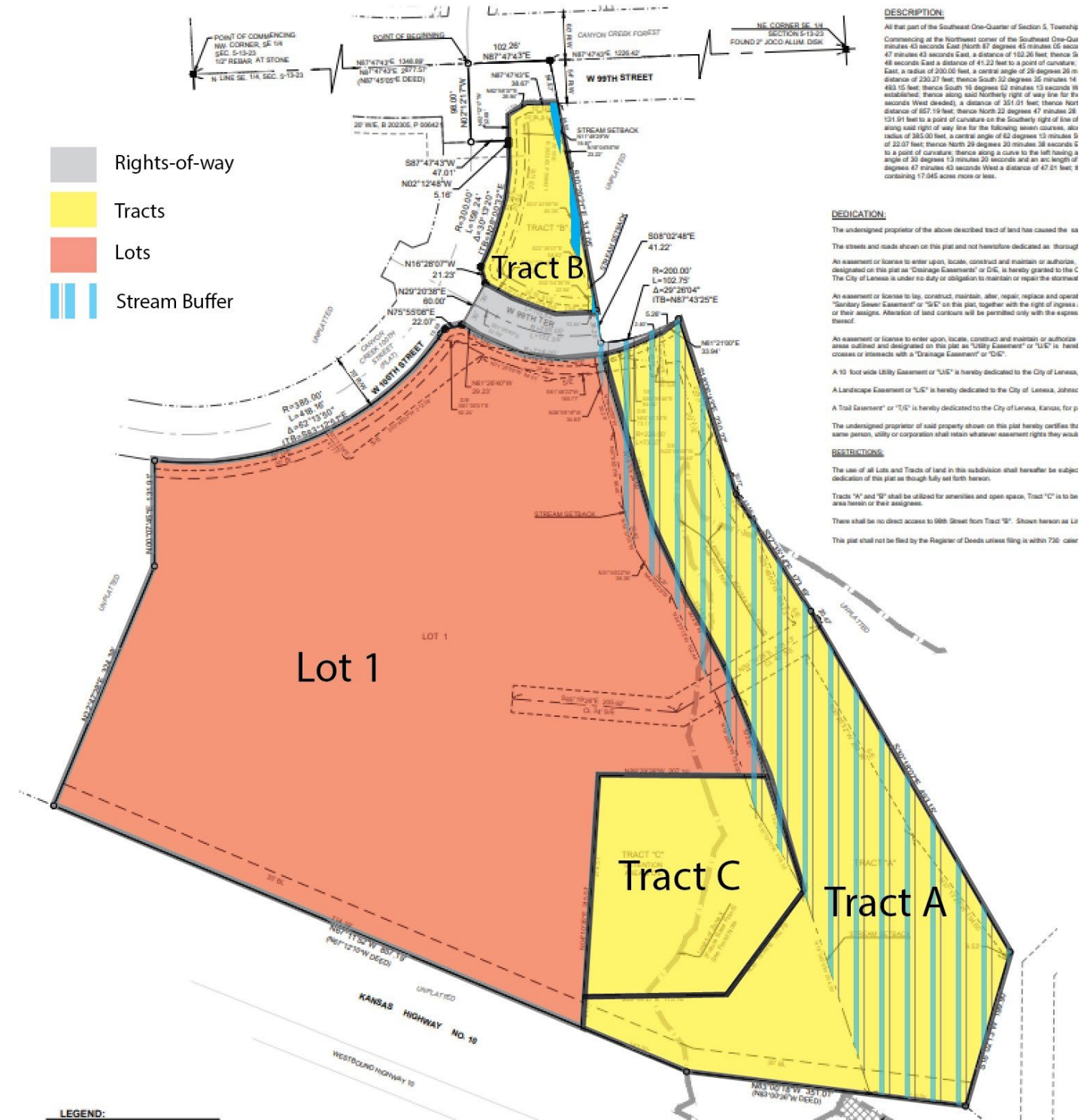
A trail easement for a perpetual right of ingress and egress over and through those areas designated on this plat as “Trail Easement” or “T/E” will ensure public access into privately-owned areas designated as part of the public trail network, connecting from W. 99<sup>th</sup> Terrace to Tract A.

Notable elements of the plat:

- Tracts A, B, and C shall be owned and maintained by the owners of Lot 1.
- Tracts A and B shall be utilized for amenities and open space.
- Tract C shall be utilized for detention and landscaping.
- Lot 1 has access to W. 100<sup>th</sup> Street and W. 99<sup>th</sup> Terrace.
- Tracts A and B both have access to W. 99<sup>th</sup> Terrace.
- This site has service availability for utilities. Johnson County Wastewater has a sewer connection north of 99<sup>th</sup> Street which will be extended to the site.

**TABLE 2: PLAT DEDICATIONS**

Type of Dedication	Dedicated To
Rights-of-Way	City of Lenexa
Landscape Easements	City of Lenexa
Utility Easements	City of Lenexa
Drainage Easements	City of Lenexa
Trail Easement	City of Lenexa
Sanitary Sewer Easements	Johnson County Wastewater



**Exhibit 2: Final Plat of Canyon Creek Apartment Homes**

## DEVIATIONS

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The applicant is not requesting any deviations with the final plat. The applicant received two deviations with the approval of the preliminary plan/plat which will be reflected on the final plan when submitted. The deviations relate to building height and freeway setback.

## REVIEW PROCESS

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- This project requires approval from the Planning Commission and acceptance of dedications by the City Council. Pending approval from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on October 17, 2023.
- The applicant should inquire about additional City requirements, such as permits and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

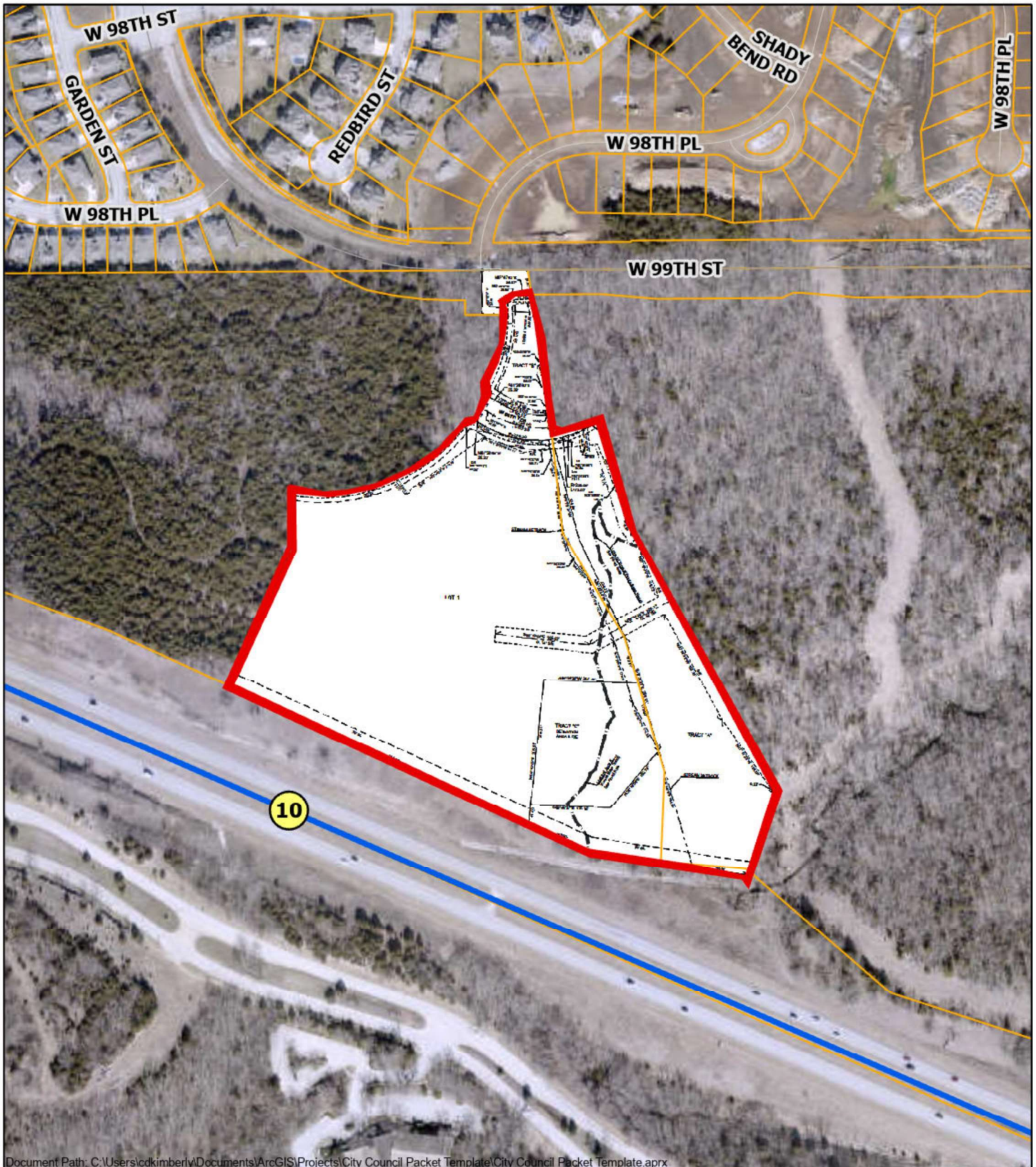
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- ★ **Staff recommends approval of the proposed Final Plat for Canyon Creek Apartment Homes.**
  - This is a final plat application for one lot, three tracts, rights-of-way, and easement dedications for a multi-family residential development.
  - A final plan for this project is still required to be submitted and approved prior to issuance of a building permit.
  - The project is consistent with Lenexa's goals through *Inclusive Community Building* and *Responsible Economic Development* to create a *Thriving Economy*.

## FINAL PLAT

Staff recommends **approval** of the final plat for PT23-23F – **Canyon Creek Apartment Homes** located near the northeast corner of Canyon Creek Boulevard and K-10 Highway, for a multi-family residential use.





Document Path: C:\Users\cdkimberly\Documents\ArcGIS\Projects\City Council Packet Template\City Council Packet Template.aprx

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

## Final Plat of Canyon Creek Apartment Homes PT23-23F

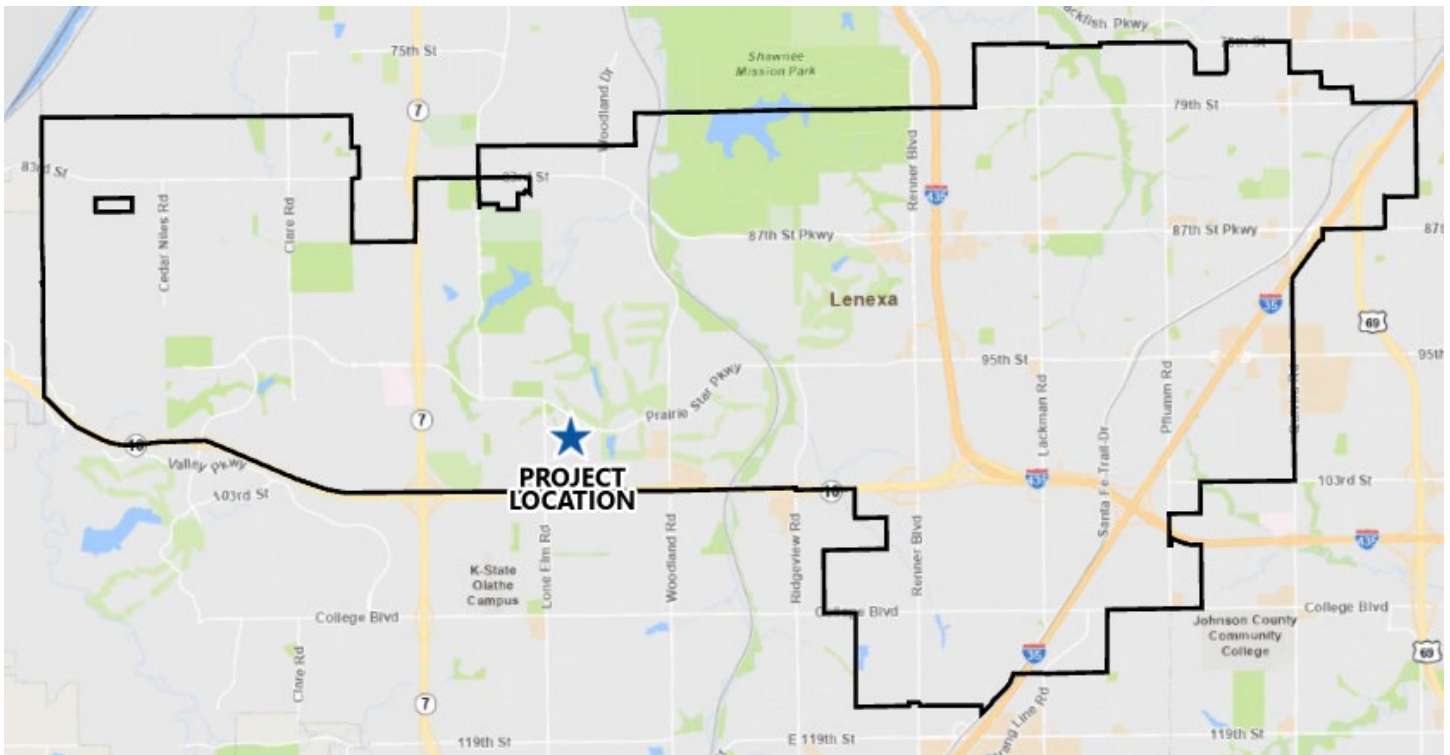






## FALCON FARM, 1<sup>ST</sup> PLAT

<b>Project #:</b>	PT23-22F	<b>Location:</b>	Near the NEC of 101 <sup>st</sup> Street and Lone Elm Road
<b>Applicant:</b>	Mason Olson, Olsson Associates	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Kimberly Portillo, AICP	<b>Proposed Use:</b>	Single-Family Residential



### PROJECT SUMMARY

The applicant seeks approval of a final plat for Falcon Farm 1<sup>st</sup> Plat, containing 25 lots, five tracts, and rights-of-way on approximately 15 acres in the R-1, Residential Single-Family Zoning District. This is the first of two phases within the Falcon Farm subdivision. The final plat is consistent with the approved preliminary plan/plat (PT23-03P) for a single-family subdivision, which was approved by the Governing Body on September 19, 2023. The final plat includes dedication of public rights-of-way and easements for a public trail, drainage, landscaping, sanitary sewer, and utilities. This project does not require a Public Hearing.

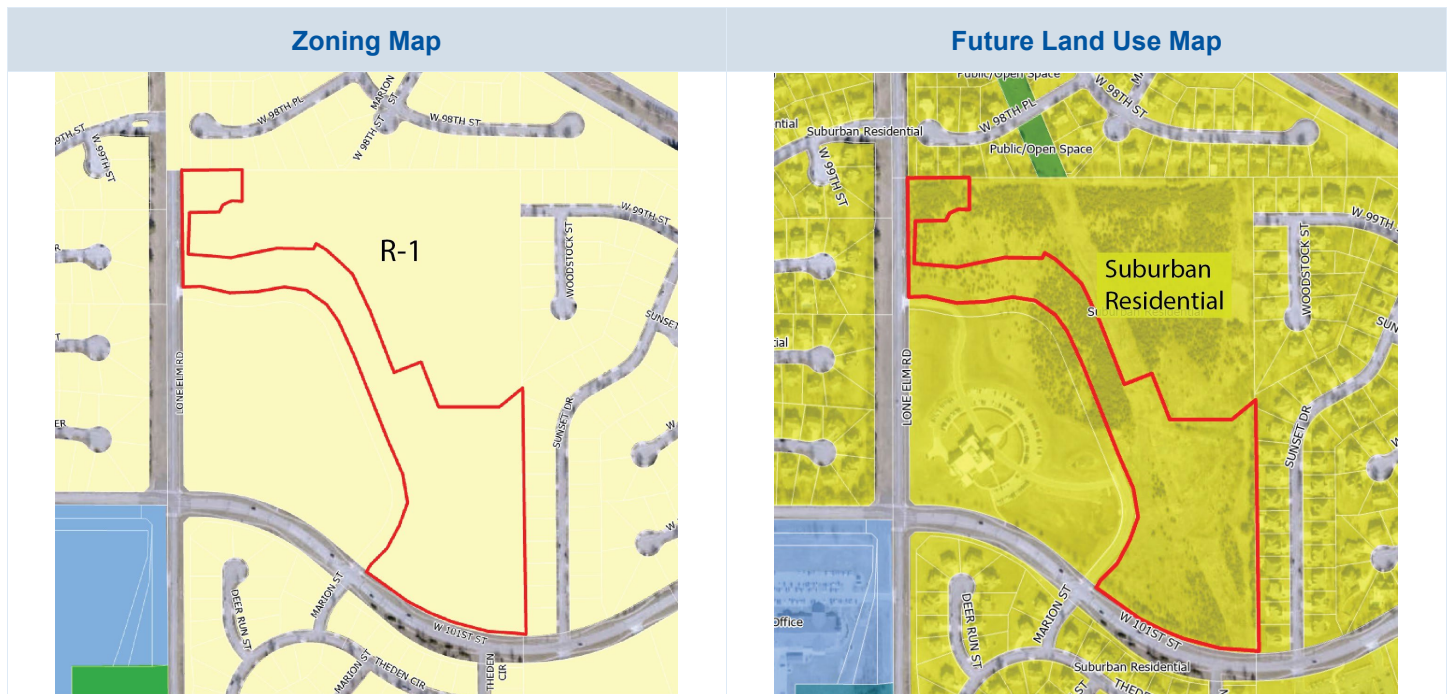
### STAFF RECOMMENDATION: APPROVAL





## LAND USE REVIEW

This site has a future land use designation of Suburban Residential, defined as low-density detached single-family housing not exceeding a gross density of 3.5 dwelling units per acre. The property is zoned R-1, Residential Single-Family and is surrounded by single-family subdivisions. The applicant proposes detached single-family housing. This is the first phase of a planned subdivision covering 29.9 acres with a density of 2.2 dwelling units per acre. Phase one includes 25 single-family lots on 14.96 acres. The proposed development is compatible with surrounding uses.



### TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use	
Subject Property	Suburban Residential	R-1, Residential Single-Family	Undeveloped	
	North	Suburban Residential & Public/ Open Space	R-1, Residential Single-Family	Residential – Single-Family
	South	Suburban Residential	R-1, Residential Single-Family	Residential – Single-Family
	East	Suburban Residential	R-1, Residential Single-Family	Residential – Single-Family
	West	Suburban Residential	R-1, Residential Single-Family	Residential – Single-Family & Religious Temple

## FINAL PLAT REVIEW

This is a final plat for a single-family subdivision consisting of 25 lots and five tracts on 14.96 acres in the R-1, Residential Single-Family Zoning District. The plat includes construction of new public streets, sidewalks, and infrastructure to support the subdivision. Use of each tract is outlined in Table 4. Tracts A, B, C, D and E shall be owned and maintained by the Falcon Farm Homeowners Association. A dwelling size classification of A is designated on the plat with minimum ground floor areas outlined in Table 2. Utilities are available to the site.

TABLE 2 DWELLING CLASSIFICATION “A” MINIMUM GROUND FLOOR AREA			
Classification	1 Story and Split Level	1 and ½ Story	2 Story
<b>A</b>	2,400	1,650	1,250

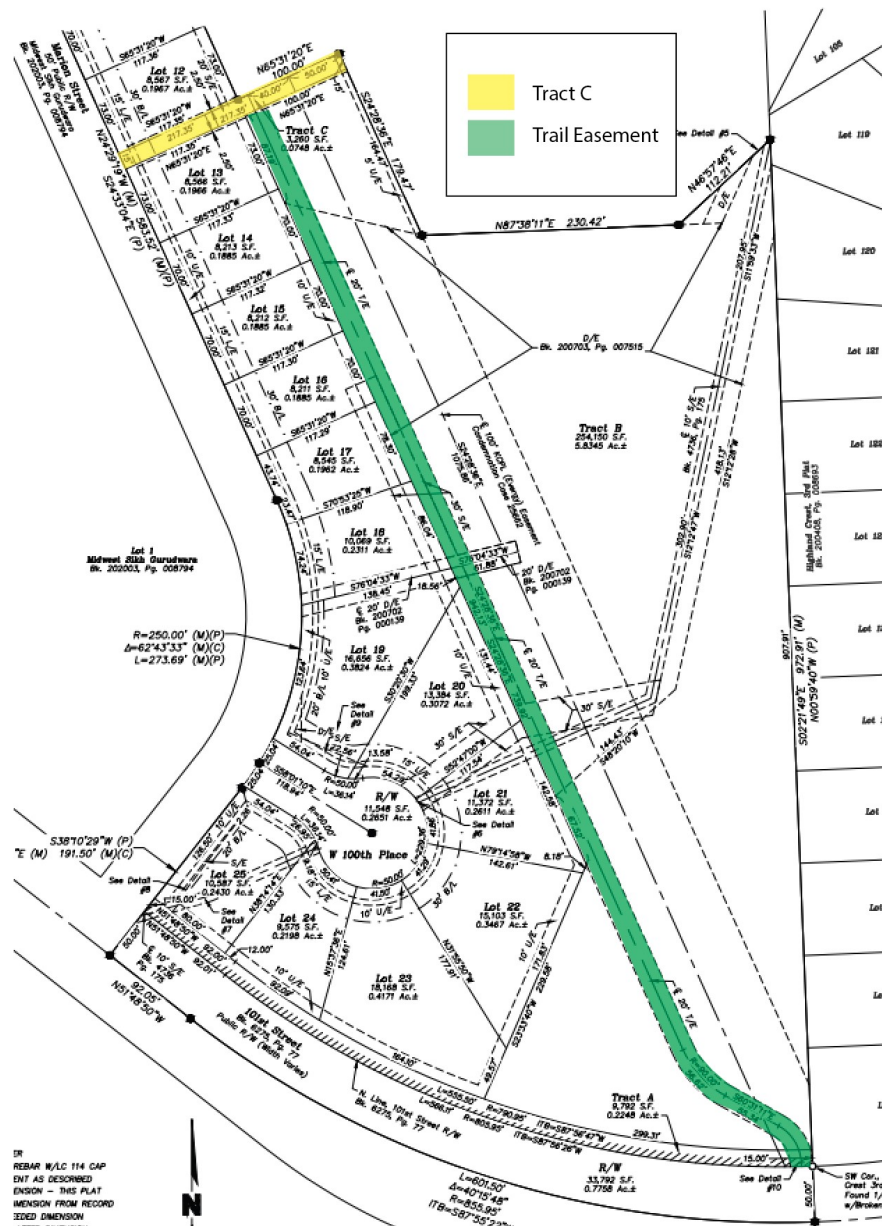
The site has planned street connections to Lone Elm Road and W. 101<sup>st</sup> Street. Limits of no access are notated on landscape buffer Tracts A and D adjacent to Lone Elm Road and W. 101<sup>st</sup> Street. Marion Street, which becomes W. 99<sup>th</sup> Terrace, will be completed to City standards as part of this project. Pedestrian connections will include sidewalks along all streets and access to a future public trail network.

The applicant has submitted a final stormwater management study to demonstrate the intent to meet Lenexa’s standards and requirements. Due to this being one of the remaining undeveloped parcels surrounded by existing development, the applicant is providing up through 100-yr detention in order to keep release rates below the currently existing release rates in the undeveloped condition.

They are also utilizing multiple BMPs including extended dry detention, preserved or established native vegetation, and vegetative filter strips to achieve required water quality requirements for the project. Staff notes that we are finalizing the BMP water quality level of service with the applicant to appropriately meet the water quality requirements and should have any remaining tweaks completed prior to taking the plat to the governing body.

A portion of the City’s planned trail network runs through Tracts A and B. A 20’ wide public trail easement will be dedicated to connect to 101<sup>st</sup> Street. The trail will connect north with a future phase of the project. Tract C is intended to serve as a connection to the trail network from Marion Street and the applicant acknowledged in review comment response that the tract shall be completed as part of the public improvements for the project. The trail will connect to the trail easement at the time of future development of the trail by the City. The location of Tract C and the trail easement are shown in Exhibit 2. The location of the trail was chosen due to a need to keep the trail to one side of the power easement to avoid grading conflicts with existing poles, maximize preservation of existing native plants in the area per the bmp strategy, and to avoid steep grades.





**Exhibit 2: Trail Easement and Connection.**

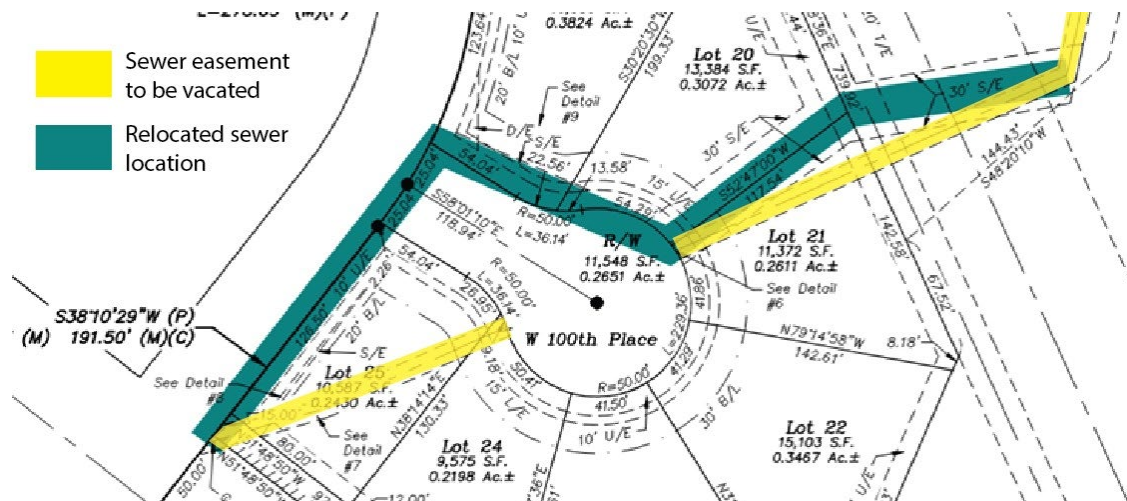
A sanitary sewer easement exists crossing Lots 25 and 21, making them unbuildable as-is and is planned to be vacated by the developer. These lots will not be granted building permits until documentation is provided to the City showing that the easement has been vacated. The easement cannot be vacated by plat and must follow a separate vacation process. The relocated sewer line will be located mostly within the right-of-way for Marion Street and W. 100<sup>th</sup> Place and then follow a path between the lot lines of Lots 20 and 21 and into Tract B as illustrated in Exhibit 3.

**TABLE 3: PLAT DEDICATIONS**

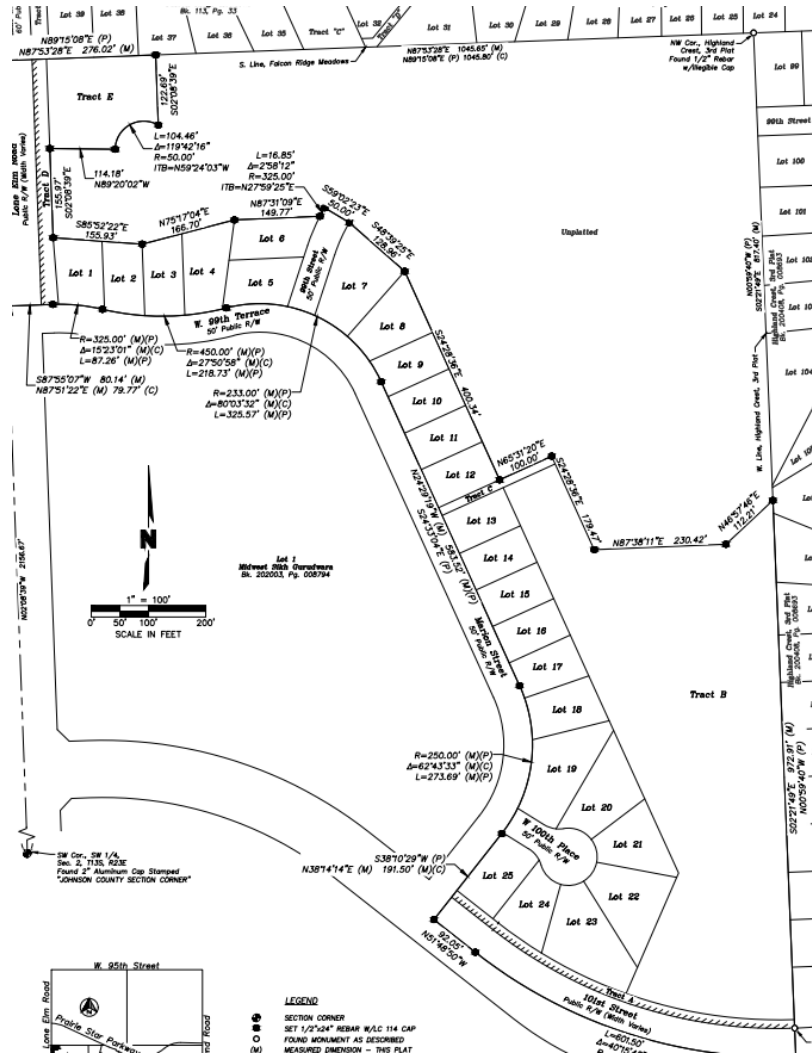
Type of Dedication	Dedicated To
Rights-of-Way	City of Lenexa
Landscape Easements	City of Lenexa
Utility Easements	City of Lenexa
Drainage Easements	City of Lenexa
Trail Easement	City of Lenexa
Sanitary Sewer Easements	Johnson County Wastewater

**TABLE 4: TRACT PURPOSES**

Tract	Purpose
<b>A</b>	Landscape/ Pedestrian Access Easement
<b>B</b>	Open Space /Trail
<b>C</b>	Pedestrian Access Easement/Trail
<b>D</b>	Landscape
<b>E</b>	Detention/Drainage Easement



**Exhibit 3: Location of sewer easement and planned relocation.**



**Exhibit 4: Final Plat of Falcon Farm, 1<sup>st</sup> Plat**

## DEVIATIONS

The applicant is not requesting any deviations.

## REVIEW PROCESS

- This project requires approval from the Planning Commission and acceptance of dedications by the City Council. Pending approval from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on October 17, 2023.
- The applicant should inquire about additional City requirements, such as permits and development fees.



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## RECOMMENDATION FROM PROFESSIONAL STAFF

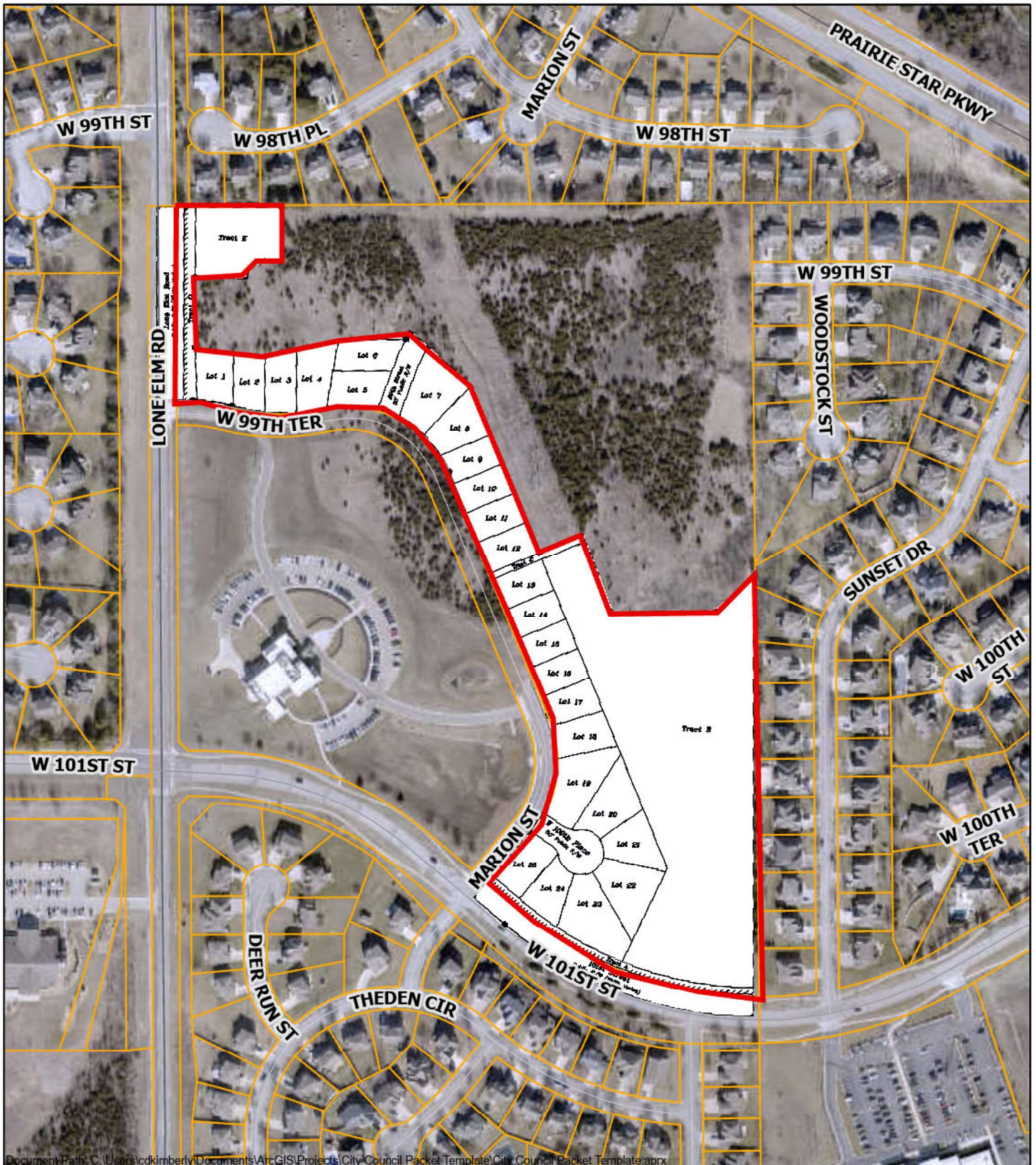
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★ **Staff recommends approval of the proposed Final Plat for Falcon Farm, 1<sup>st</sup> Plat.**

- This is a proposed final plat for phase one of Falcon Farm subdivision. This phase includes 25 single-family residential lots on approximately 15 acres.
- The project is consistent with Lenexa's goals through ***Strategic Community Investment*** and ***Responsible Economic Development*** to create ***Vibrant Neighborhoods***.

### FINAL PLAT

Staff recommends **approval** of the final plat for PT23-22F – **Falcon Farm, 1<sup>st</sup> Plat** near the northeast corner of W. 101<sup>st</sup> Street and Lone Elm Road, for a single-family residential development.



## Falcon Farm, 1st Plat PT23-22F











**Final Plat**  
**Falcon Farm, 1st Plat**  
An unplatted tract in the Southwest Quarter of  
Section 2, Township 13 South, Range 23 East  
City of Lenexa, Johnson County, Kansas

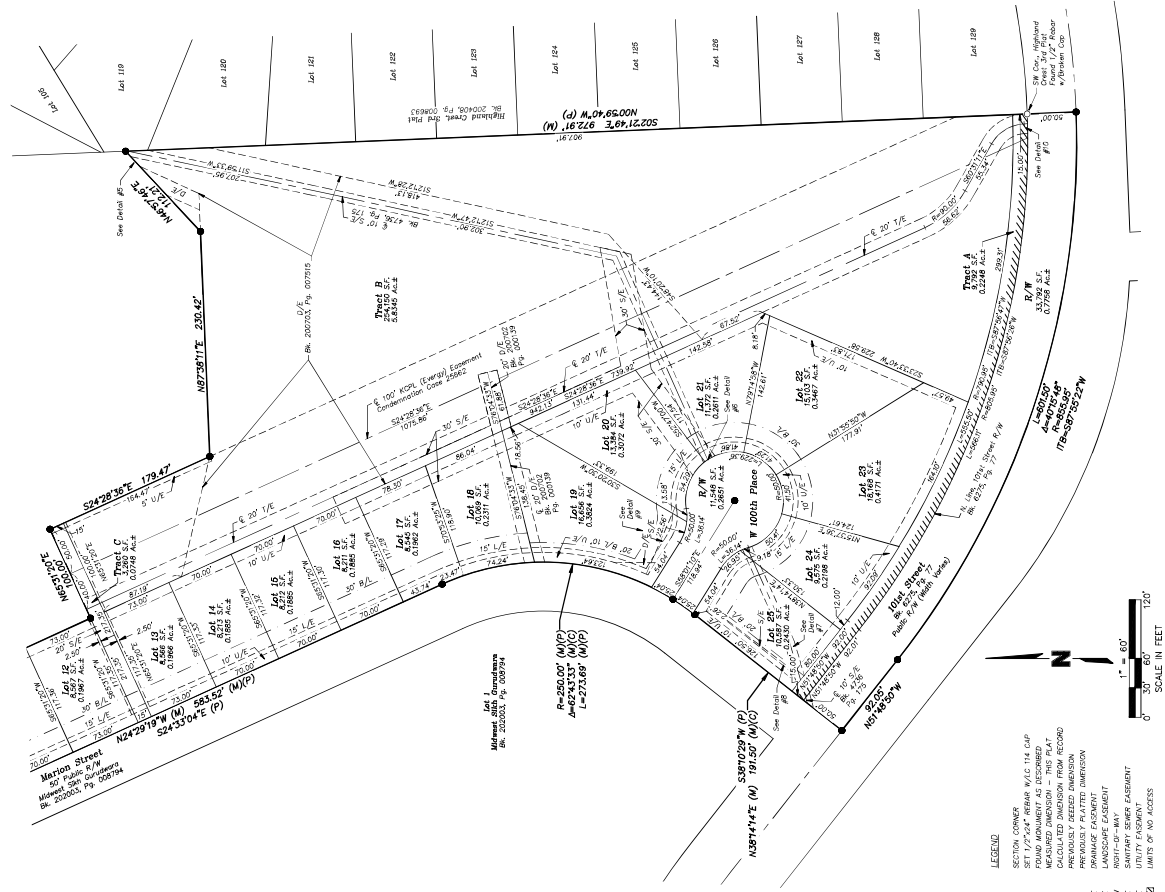
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**uossjo**

301 West 133rd Street, Suite 200  
Overland Park, KS 66213-4750

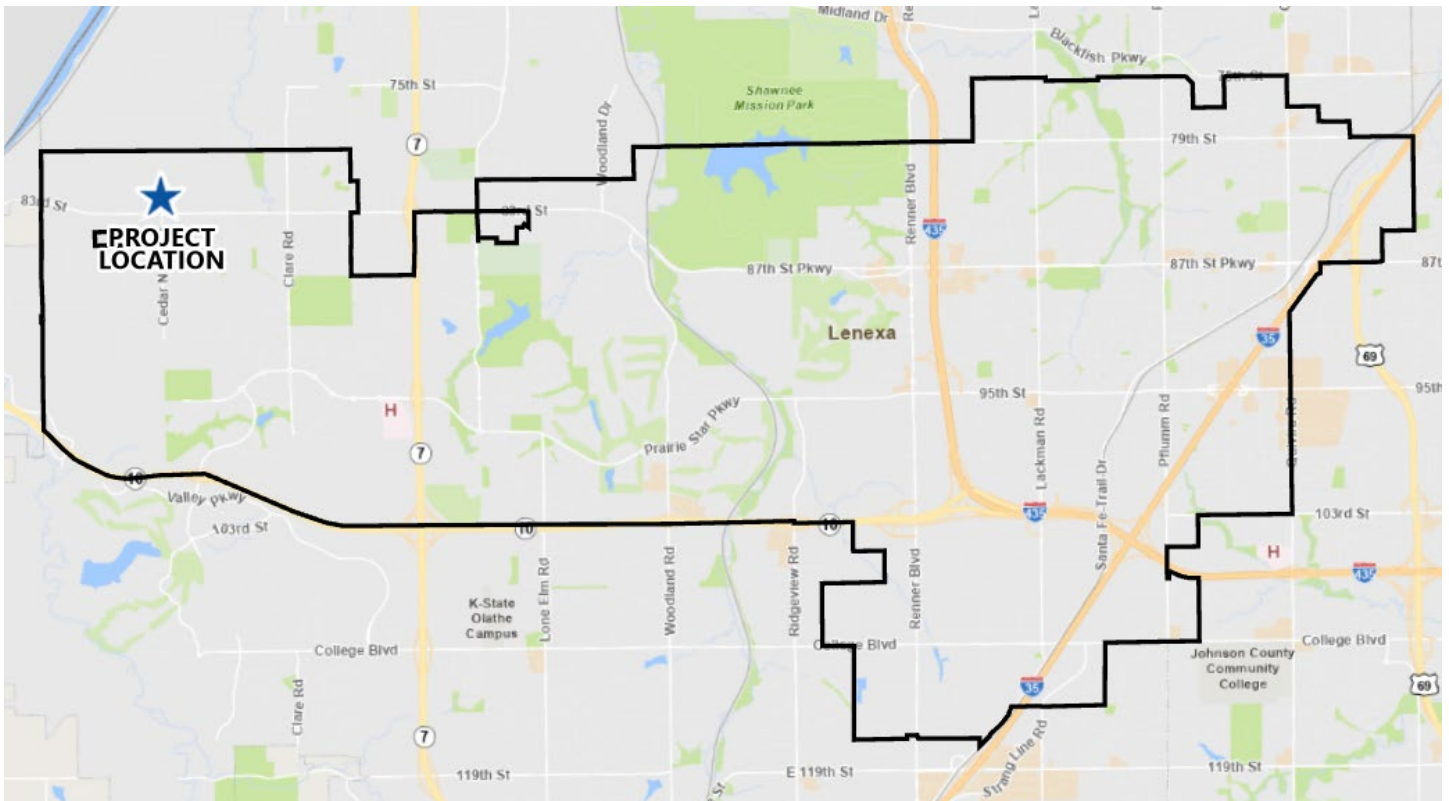
Final Plat  
Falcon Farm, 1st Plat

An unplatted tract in the Southwest Quarter of Section 2, Township 13 South, Range 23 East in the City of Lenexa, Johnson County, Kansas



## STONERIDGE NORTH, FIRST PLAT

<b>Project #:</b>	PT23-19F	<b>Location:</b>	Near the NEC of W. 83 <sup>rd</sup> Street & Cedar Niles Road
<b>Applicant:</b>	Matt Mabe, Complete LLC	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Kimberly Portillo, AICP	<b>Proposed Use:</b>	Two-Family Residential



### PROJECT SUMMARY

The applicant seeks approval of a final plat for Stoneridge North, First Plat, the first phase of Stoneridge North, a residential subdivision. Phase one includes 21 two-family (duplex) lots, five tracts, and construction of new public streets and related infrastructure. The site is located near the northeast corner of W. 83<sup>rd</sup> Street and Cedar Niles Road. The applicant requests approval of a final plat for the development and three deviations from the Unified Development Code (UDC). There are two revised deviation requests related to lot width and lot area, and one new deviation request related to street setback. The updated deviations are due to refinements from preliminary to final plan stage and are supported by Staff. The proposed final plat is consistent with the approved preliminary plat (PT22-01P), which was approved by the Governing Body on February 7, 2023, with the exception of the revised deviation requests. This project does not require a Public Hearing.

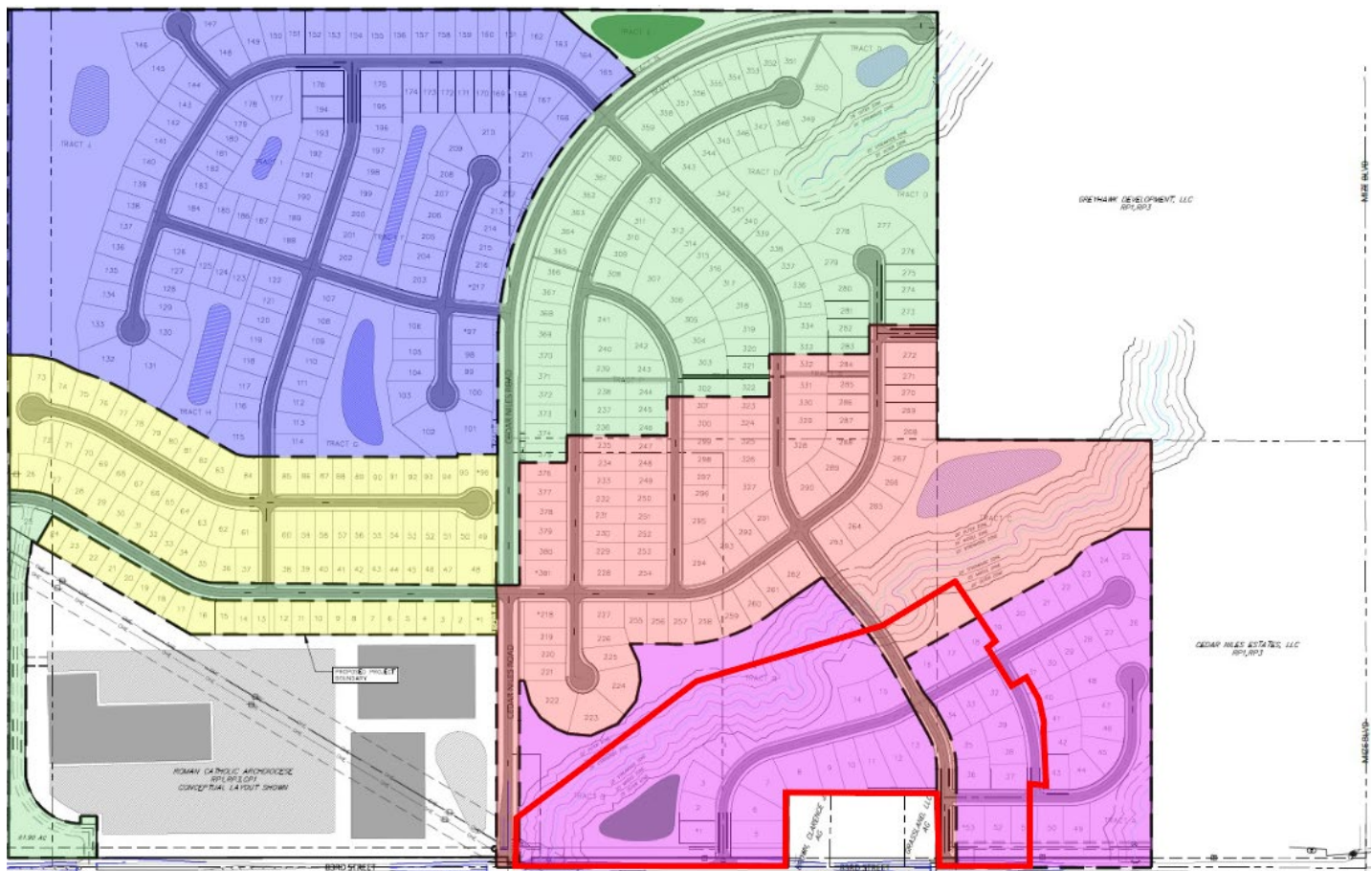
**STAFF RECOMMENDATION: APPROVAL**



## SITE INFORMATION

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

Arise Homes rezoned 168 acres from AG, RP-1, NP-O, and CP-1 to RP-1 and RP-2 in 2022 as part of a new residential subdivision, Stoneridge North. The subject site is the portion that was rezoned to RP-2. A preliminary plat (PT22-01P) was also approved at the same time as the rezoning (RZ22-05). The preliminary plat included approved deviations in the RP-2 Zoning District for minimum site area per dwelling unit and minimum lot width.



### LEGEND

- PHASE 1 - 53 MULTIFAMILY LOTS
- PHASE 1 - 79 SINGLE FAMILY LOTS
- PHASE 2 - 86 SINGLE FAMILY LOTS
- PHASE 3 - 121 SINGLE FAMILY LOTS
- PHASE 4 - 95 SINGLE FAMILY LOTS

**Exhibit 1: Preliminary Plat (PT22-01P) with Subject Plat from PT23-19F Outlined in Red**

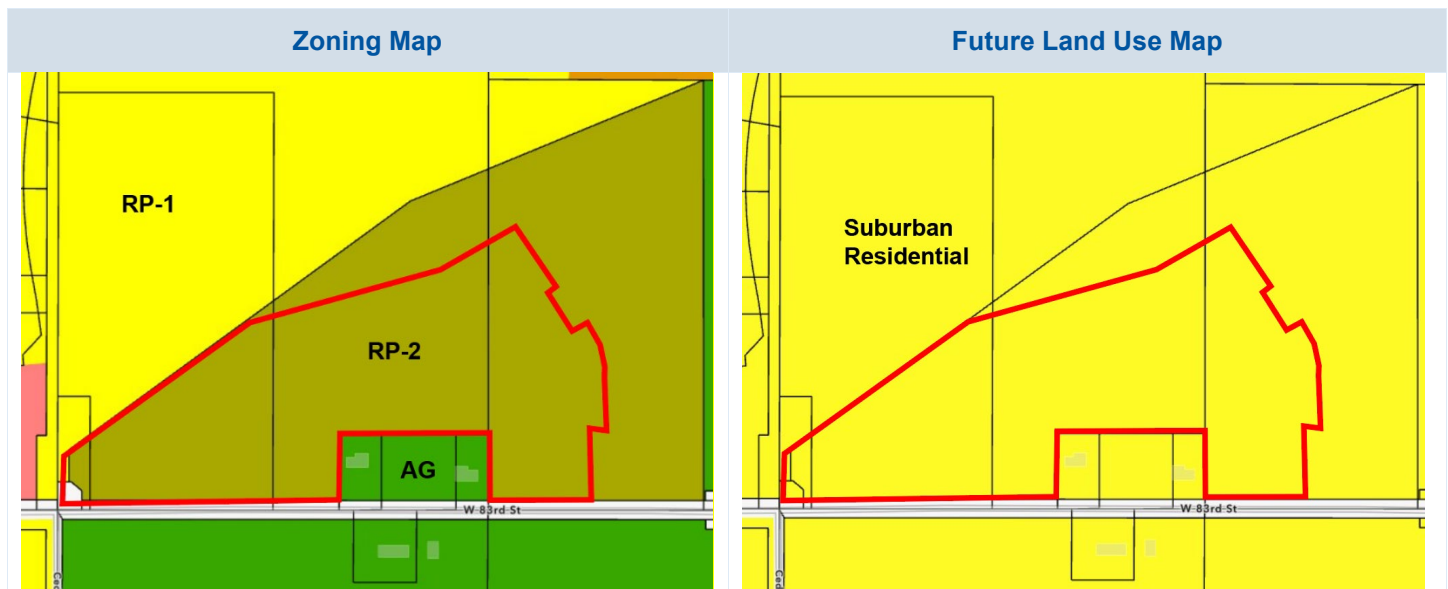
LAND AREA (AC)	BUILDING AREA	CURRENT ZONING	COMP. PLAN
10.9	N/A	RP-2	Suburban Residential



**Exhibit 2: Aerial Image of Subject Site**

## LAND USE REVIEW

The proposed use is a residential subdivision. Stoneridge North is planned to include both single-family and two-family lots. This final plat is for the first phase and includes only two-family lots. The Future Land Use designation is Suburban Residential. Two-family homes are an allowable use within the RP-2 Zoning District. The proposed use is similar to recent approvals in the area, including the Stoneridge development on the south side of W. 83<sup>rd</sup> Street. Other uses in the area include a nearby school (Mill Creek Middle School) and additional planned residential development.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Suburban Residential	RP-2, Planned Residential Single-Family (Intermediate-Density) District	Undeveloped
<b>North</b>	Suburban Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Undeveloped
<b>South</b>	Suburban Residential	AG, Agricultural District	Single Family Homes
<b>East</b>	Suburban Residential	RP-2, Planned Residential Single-Family (Intermediate-Density) District	Undeveloped
<b>West</b>	Suburban Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Undeveloped



## FINAL PLAT REVIEW

This is a final plat of 21 duplex lots on 10.88 acres and is the first phase of the Stoneridge North subdivision, for which a preliminary plan/plat was approved in February 2023. The final plat includes amenity areas that will serve the larger Stoneridge North subdivision, including private trails. A plat note states that the trails shall be installed with the subdivision infrastructure.

Street development includes two street connections onto W. 83<sup>rd</sup> Street which are intended to connect to future phases of the subdivision. Sidewalks will be provided for pedestrian access. Tract C is dedicated as future right-of-way. The plat currently shows a street named as Stone Ridge Drive. Staff will continue to work with the applicant before recording of the plat on street naming to ensure City Standards are met. This street will be known instead as Landon Street.

**TABLE 2: PLAT DEDICATIONS**

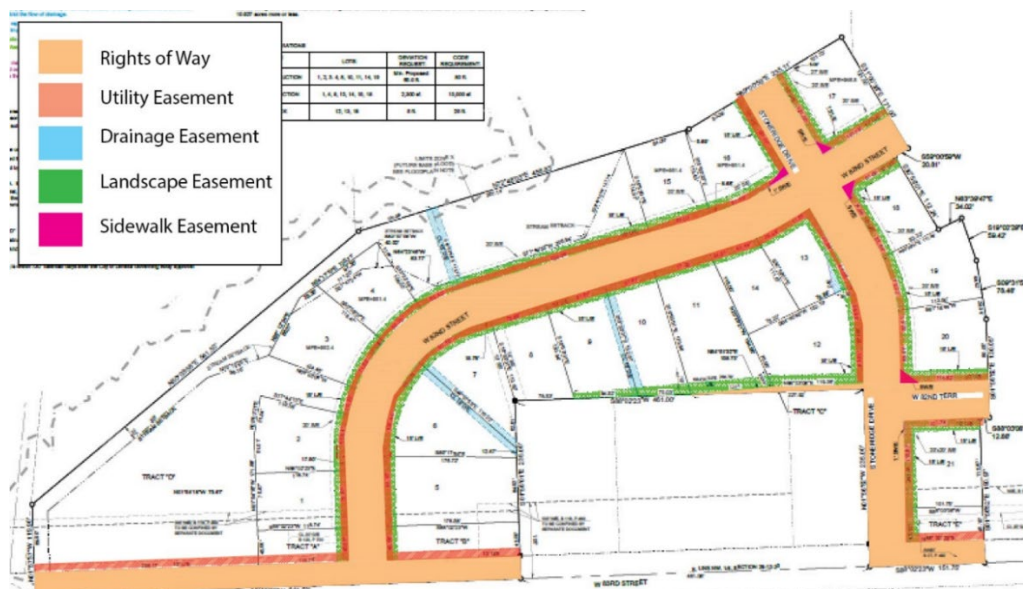
Type of Dedication	Dedicated To
Rights-of-Way	City of Lenexa
Landscape Easements	City of Lenexa
Utility Easements	City of Lenexa
Drainage Easements	City of Lenexa
Trail Easement	City of Lenexa
Sidewalk Easement	City of Lenexa
Sanitary Sewer Easements	Johnson County Wastewater

**TABLE 3: TRACT PURPOSES**

Tract	Purpose
<b>A</b>	Landscape buffer and open space
<b>B</b>	Landscape buffer and open space
<b>C</b>	Future right-of-way
<b>D</b>	Amenities
<b>E</b>	Landscape buffer and open space

Tracts A, B, D and E shall be owned and maintained by the Homeowners Association

Tract C shall be owned by the City and maintained by the Homeowners Association until future street to the south is dedicated.

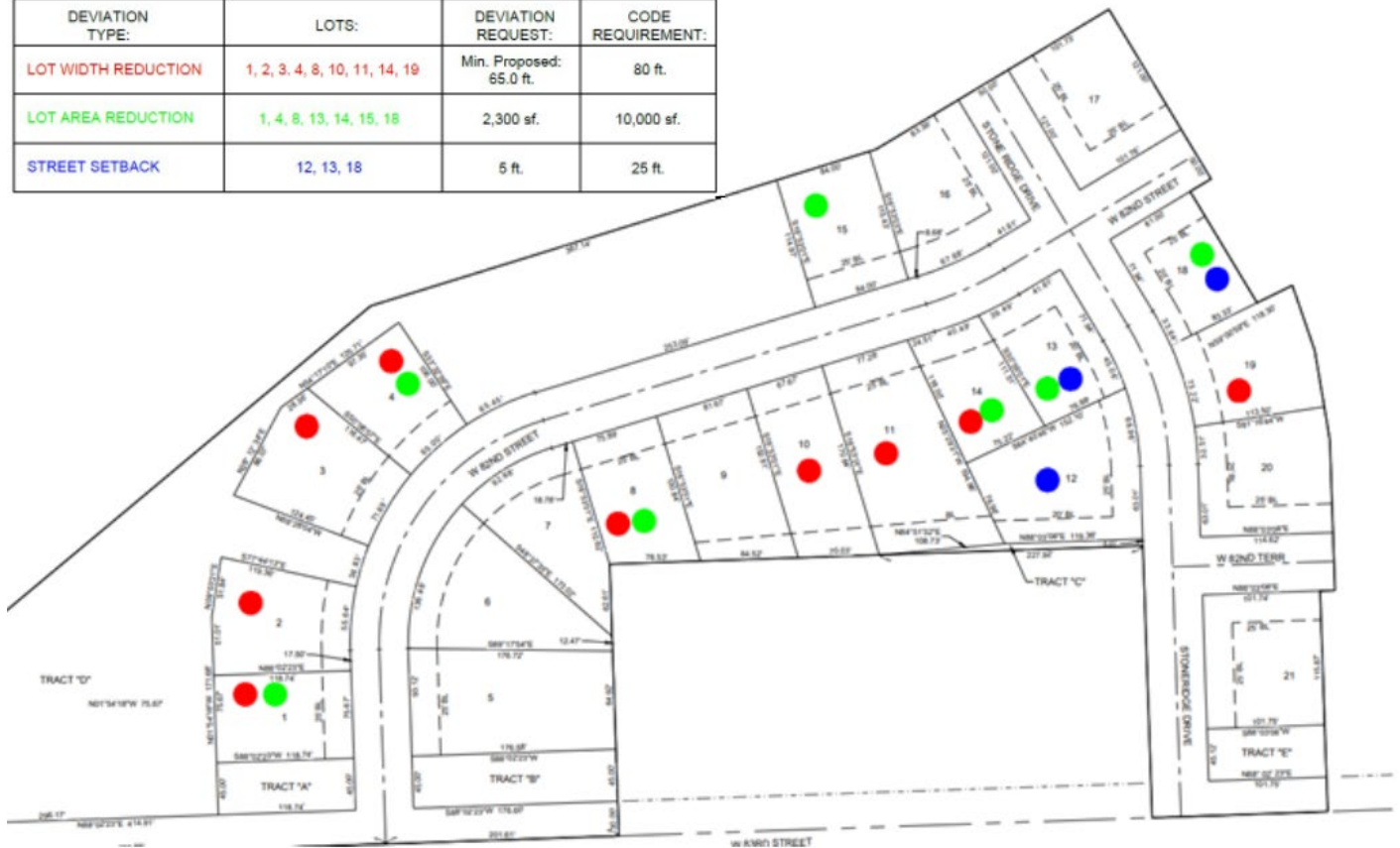


## DEVIATIONS

The preliminary plan/plat (PT22-01P) was approved with deviations from the RP-2 standards for minimum lot area and minimum lot width. Due to slight changes within the plan/plat from preliminary to final, the applicant is now asking for revised deviations to include minimum site area, minimum lot width, and street setback for a limited number of lots as outlined in Table 3.

REQUESTED DEVIATIONS

DEVIATION TYPE:	LOTS:	DEVIATION REQUEST:	CODE REQUIREMENT:
LOT WIDTH REDUCTION	1, 2, 3, 4, 8, 10, 11, 14, 19	Min. Proposed: 65.0 ft.	80 ft.
LOT AREA REDUCTION	1, 4, 8, 13, 14, 15, 18	2,300 sf.	10,000 sf.
STREET SETBACK	12, 13, 18	5 ft.	25 ft.



*Exhibit 4: RP-2 Deviations Requested with Final Plat.*

## REVIEW PROCESS

- This project requires approval by the Planning Commission and acceptance of dedications by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on October 17, 2023.
- The applicant should inquire about additional City requirements, such as permits and development fees.

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## RECOMMENDATION FROM PROFESSIONAL STAFF

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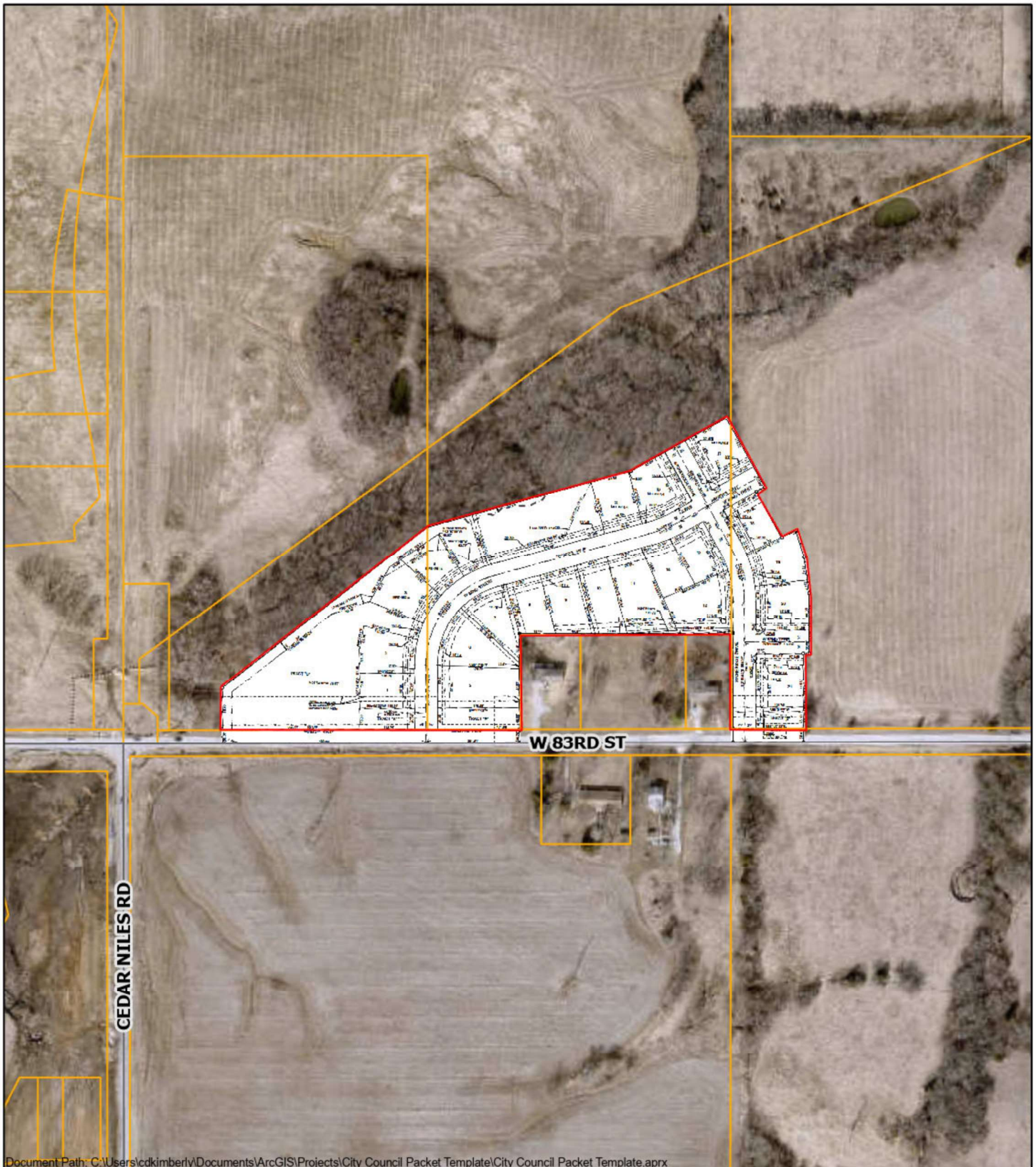
★ **Staff recommends approval of the proposed Final Plat for Stoneridge North, First Plat.**

- This is a final plat of 21 two-family lots and five tracts in the RP-2 Zoning District, with deviations for lot area, lot width, and street setback. This is the first phase of the planned Stoneridge North single-family and two-family residential development.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** and ***Strategic Community Investment*** to create ***Vibrant Neighborhoods***.

### FINAL PLAT

Staff recommends **approval** of the final plat for PT23-19F - **Stoneridge North, First Plat** near the northeast corner of W. 83<sup>rd</sup> Street and Cedar Niles Road, for a residential subdivision with two-family lots.





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

## Stoneridge North, First Plat PT23-19F



0 150 300 600  
Feet

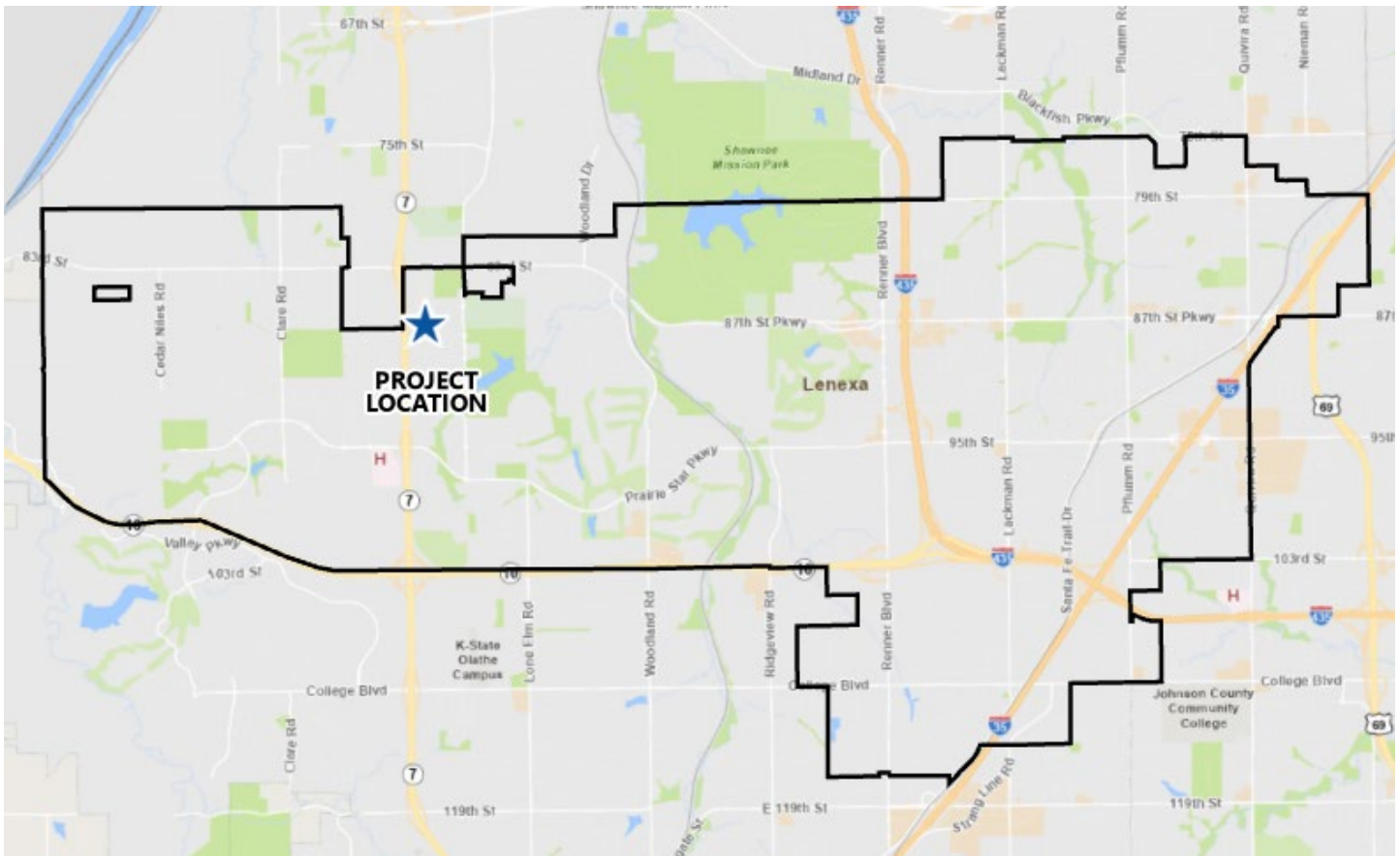






# WESTSIDE FAMILY CHURCH CARE CENTER FINAL PLAN & FINAL PLAT

<b>Project #:</b>	PL23-18F, PT23-21F	<b>Location:</b>	8500 Woodsonia Drive
<b>Applicant:</b>	Matt Schlicht, Engineering Solutions	<b>Project Type:</b>	Final Plan and Final Plat
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Accessory Office Building for Church



## PROJECT SUMMARY

The applicant is requesting final plan and final plat approval to allow for construction of an accessory office building for the Westside Family Church campus. The proposed care center building includes classrooms, meeting rooms, playrooms, and counseling rooms for the church to use to provide services for their congregation. The final plat is a replat of the platted lot and the part of the site where the new building and additional parking are located. The final plat is one contiguous lot.

**STAFF RECOMMENDATION: APPROVAL**



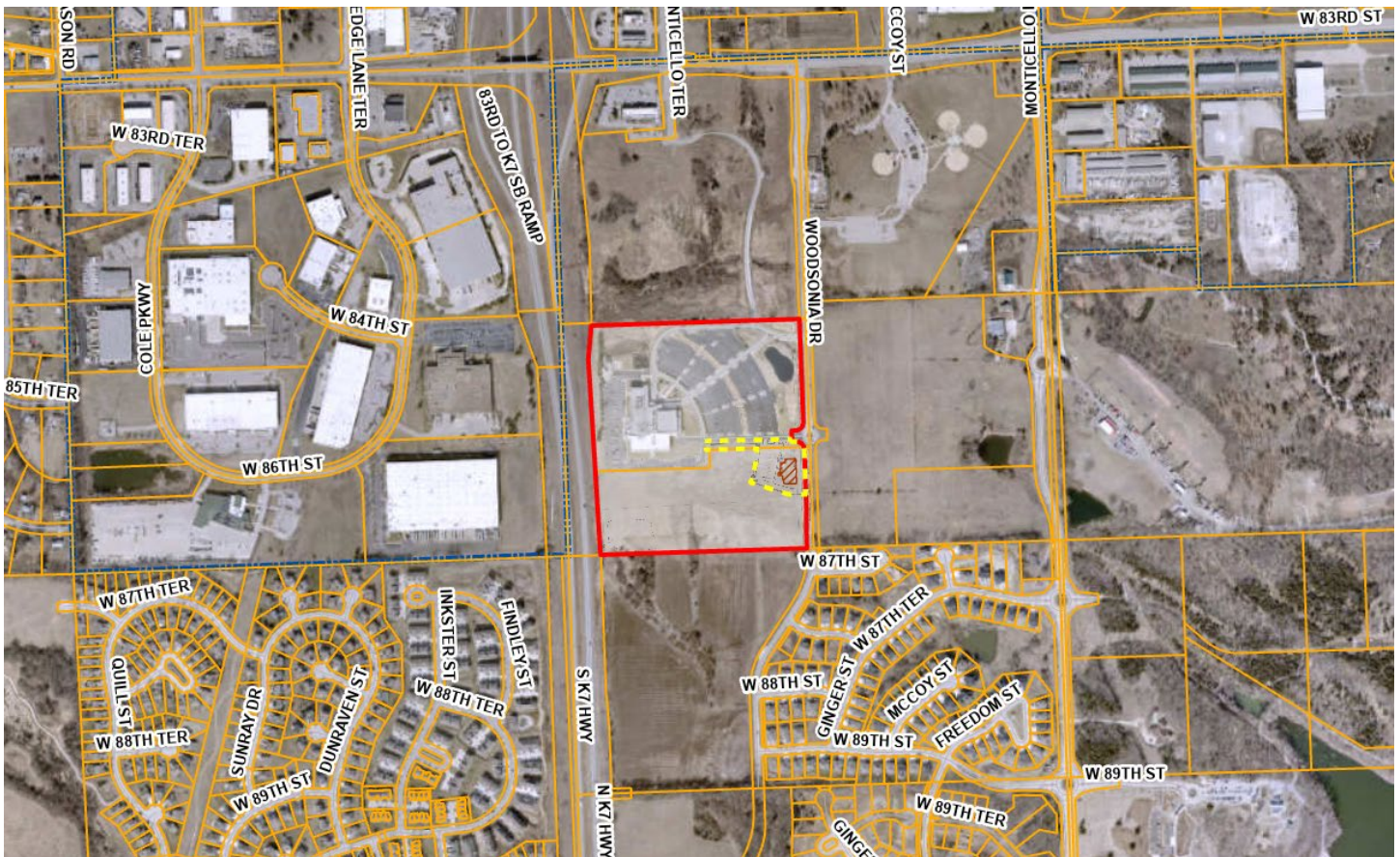
## SITE INFORMATION

The subject property is located on the west side of Woodsonia Drive south of W. 83<sup>rd</sup> Street. In June 2004, a rezoning and overall preliminary plan was approved for Westside Family Church (PL04-11P & RZ04-12) to rezone the 34-acre property from AG, Agricultural to R-1, Residential Single-Family and to construct a 168,300 square foot church facility to include a 2,200-seat sanctuary, classrooms, activity rooms, multi-purpose room, auditorium, administration offices, and outdoor play and athletic courts with a total of 1,592 parking spaces provided at completion.

In August 2004, a final plan for Phase I (PL04-30F) was approved for the north 18.71 acres. This phase included a 70,000 square foot building, including a sanctuary, activity rooms, multi-purpose room, auditorium, administration offices, and classrooms. In February 2014, the final plan and final plat were revised for Phase II (PL14-02FR & PT14-02FR). The revised final plan consisted of a one-story, 19,775 square foot building addition for an overall total of 89,779 square feet. The addition provided for more worship space on the main floor of the building and revised associated parking.

In May of 2023 a revised preliminary plan (PL23-03P) was approved for the accessory building to be located along the easterly side of the church campus. The remaining part of the site, the undeveloped 14 acres at the southerly end of the campus, remains as was originally approved in 2004.

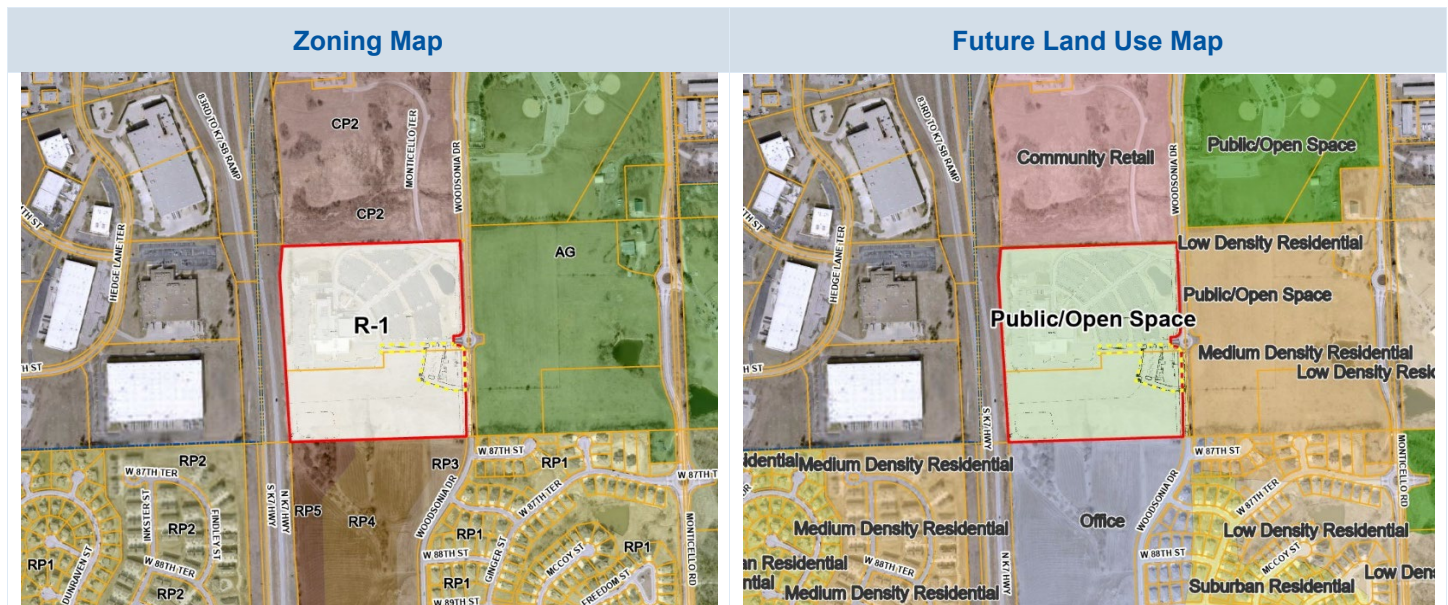
<b>LAND AREA (AC)</b> 20.97	<b>BUILDING AREA (SF)</b> 19,838	<b>CURRENT ZONING</b> R-1	<b>COMP. PLAN</b> Public/Open Space
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**Exhibit 1: Vicinity Aerial Image of Subject Site**

## LAND USE REVIEW

The proposed development is an office building that is accessory to the overall church campus. The church buildings fall within the “church or place of worship” land use category in the Unified Development Code (UDC). The building will include classrooms, meeting rooms, playrooms, and counseling rooms for the church community. Churches are permitted land uses within the R-1, Residential Single-Family Zoning District. The proposed office building is to function as a part of the existing Westside Family Church campus and is compatible with the existing church use.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Public/Open Space	R-1, Residential Single-Family District	Undeveloped
<b>North</b>	Community Retail	CP-2, Planned Community Commercial District	Undeveloped
<b>South</b>	Office	RP-3, RP-4, RP-5 Planned Residential Medium-High, High, & High-Rise Density Districts	Undeveloped
<b>East</b>	Medium Density Residential	AG, Agricultural District	Undeveloped
<b>West</b>	K-7 Highway, Medium Density Residential, and City of Shawnee	KDOT Right-of-Way, RP-2, Planned Residential Intermediate Density District, PI, Planned Industrial (Shawnee)	KDOT Right-of-Way, Townhomes at the Reserve/ Ford Motor Co. (Shawnee)



## FINAL PLAN REVIEW

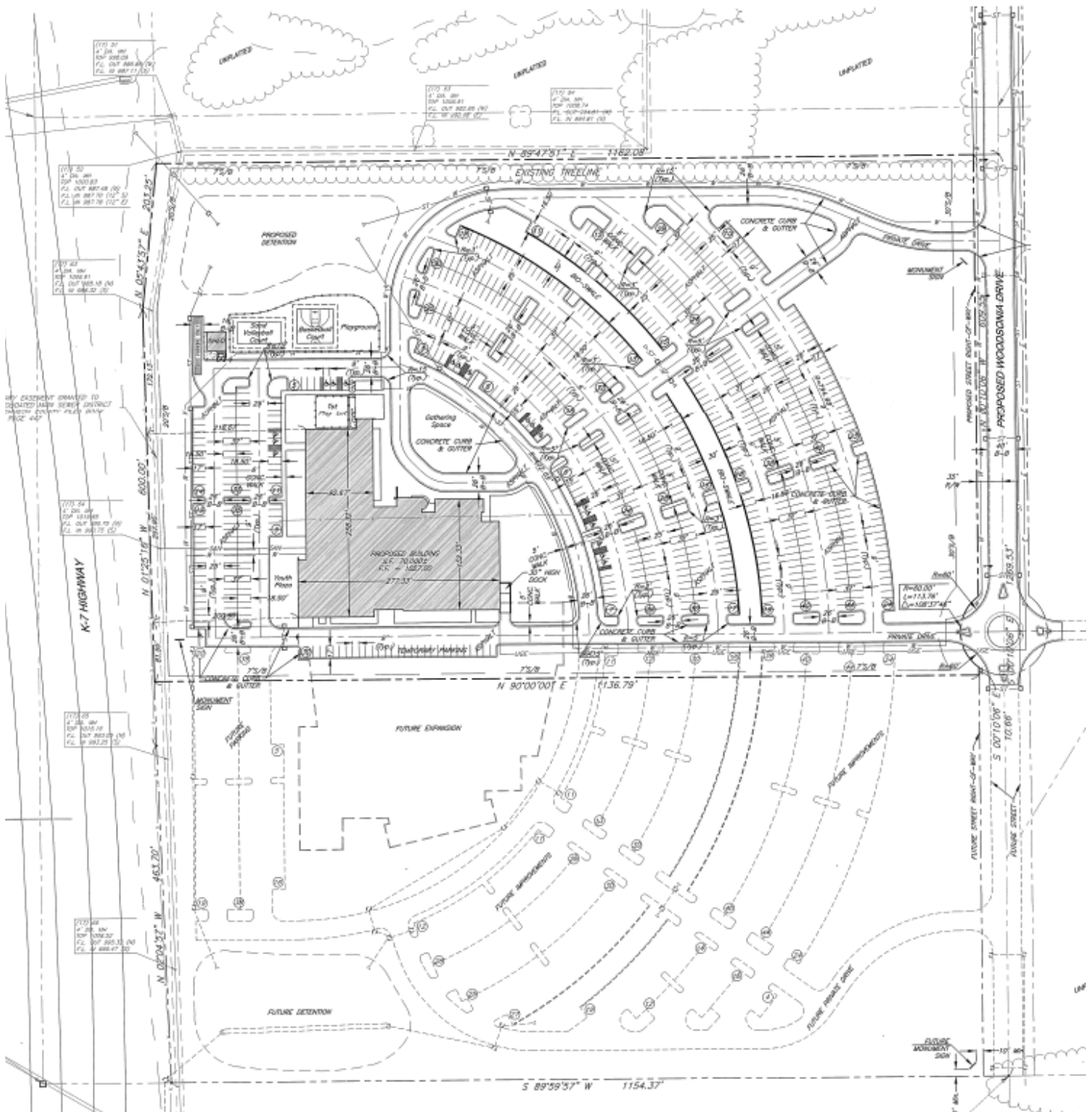
The proposed building is a two-story building and will contain 19,838 square feet in area. The new accessory building is in addition to the existing 71,600 square foot sanctuary building. The sanctuary building was built in 2005. A future expansion is approved for an additional 98,300 square feet of building area. The proposed building was added to the campus plan for Westside Family Church as previously noted in the Staff Report.

The building is located along the Woodsonia Drive frontage. The building will have the primary entrance facing west toward a new parking area. The building will provide ancillary functions to the primary use of the site as a place of worship. Development of this building will include a new parking area and a sidewalk connecting this building to the sanctuary.



**Exhibit 2: Site Plan with Aerial.**





**Exhibit 3: Preliminary Plan (PL04-11) Showing Future Expansion**

## TRAFFIC, ACCESS, AND PARKING

- Woodsonia Drive is classified as a collector roadway.
- There are two points of access to the site from the existing internal drive to the north.
- There is one point of access to the site from Woodsonia Drive to the east.

**TABLE 2: PARKING ANALYSIS**

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
Church or Place of Worship	1 space per 3 seats in the main assembly area	509	746 (existing)	+237
Office	1 stall per 250 square feet	80	66	-14
<b>TOTAL</b>		<b>589</b>	<b>812</b>	<b>+223</b>

A new parking area for 66 stalls will be built with this building. This parking area will connect to the southerly access to the site from Woodsonia Drive. The new parking area is intended to serve the new building. Overflow parking is available in the existing parking areas of the church. The existing parking areas of the church contain a total of 746 parking stalls. The number of stalls for the overall site exceed the requirements of the combined uses. The overall parking for the facility will serve the uses in a complimentary manner. The greatest demand for parking will be during church services, which will occur during the times when there is not a demand for parking for the other uses. It is Staff's conclusion the site provides adequate parking for the uses of the campus.

As previously relayed to the applicant, approval of this site and subsequent issuance of a building permit are contingent upon Woodsonia Drive being completed for the approximate 800' segment missing between the round-about to the north and the existing section to the south. This roadway segment will need to be either completed or permitted and constructed concurrently with the construction of the accessory office building.

## STORMWATER

The applicant provided a final stormwater management plan for this project that indicates the intent of meeting the City's stormwater requirements and standards. This will be done through a combination of a new extended dry detention basin off-site (in the southwest corner of the overall site), as well as an infiltration trench also off-site. Staff notes that the analysis of the report, including facility sizing, was performed for future development of the entire site under the previously proposed church addition and parking scenario in addition to the application requested at this time.

## FIRE PREVENTION

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

## LIGHTING

Three new parking lot lights are to be installed. The lights will be consistent with the existing lights throughout the parking areas. The lights are compliant with Section 4-1-C-4-I of the UDC.

## LANDSCAPING

The landscape plan shows new trees and shrubs to be installed in clusters around the building and the new parking area and along the section of Woodsonia Drive between the roundabout and the new drive entrance. The landscape plan meets the requirements of Sections 4-1-D-2-M and L of the UDC.

## ARCHITECTURE

The building will use a combination of brick, stone and stucco as the exterior finish materials and will match the architectural style and character of the existing sanctuary building. Details like the window mullion pattern, stucco score pattern and awnings will also match the existing building to create continuity of the Westside Family Church campus. The building will incorporate a “flying wall” element at the main entrance replicating a similar feature at the sanctuary’s main entrance. Staff is supportive of the architectural design of the building.



*Exhibit 4: Rendering looking northeast.*

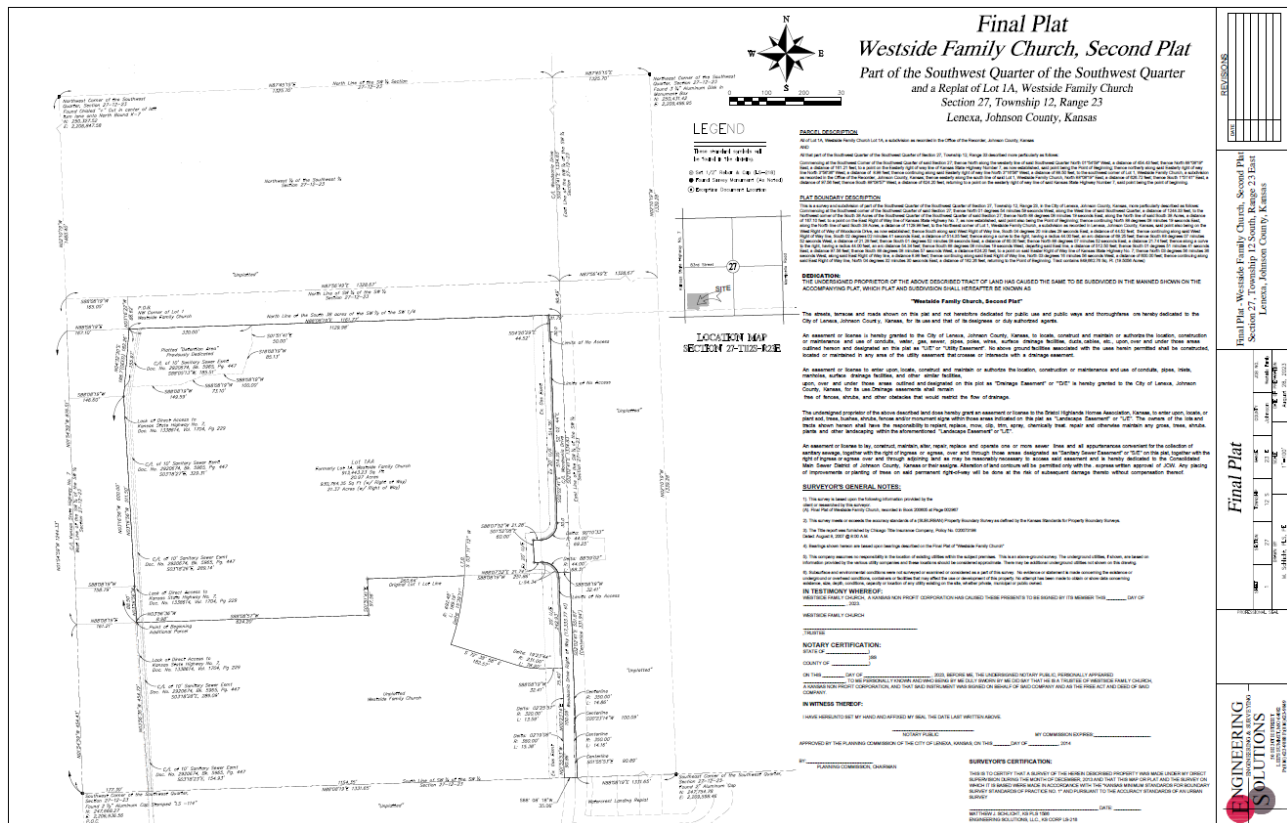
## DEVIATIONS

The applicant is not requesting any deviations.

## FINAL PLAT

The final plat is a one-lot final plat that combines the existing platted lot and the 1.46-acre area of the new building and parking lot. This results in a 21.37-acre lot. The plat includes dedications for the west half of Woodsonia Drive from the roundabout to the southern limits of the Westside Family Church property and a utility easement along the Woodsonia Drive street frontage. The final plat is in compliance with the UDC subdivision regulations.





### Exhibit 5: Final Plat

## REVIEW PROCESS

- The Planning Commission is the final authority for approval of the final plan.
- The City Council will consider the final plat to accept the right-of-way and utility easement dedications.
- The applicant should inquire about additional City requirements, such as permits and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

★ Staff recommends approval of the proposed Final Plan and Final Plat for Westside Family Church.

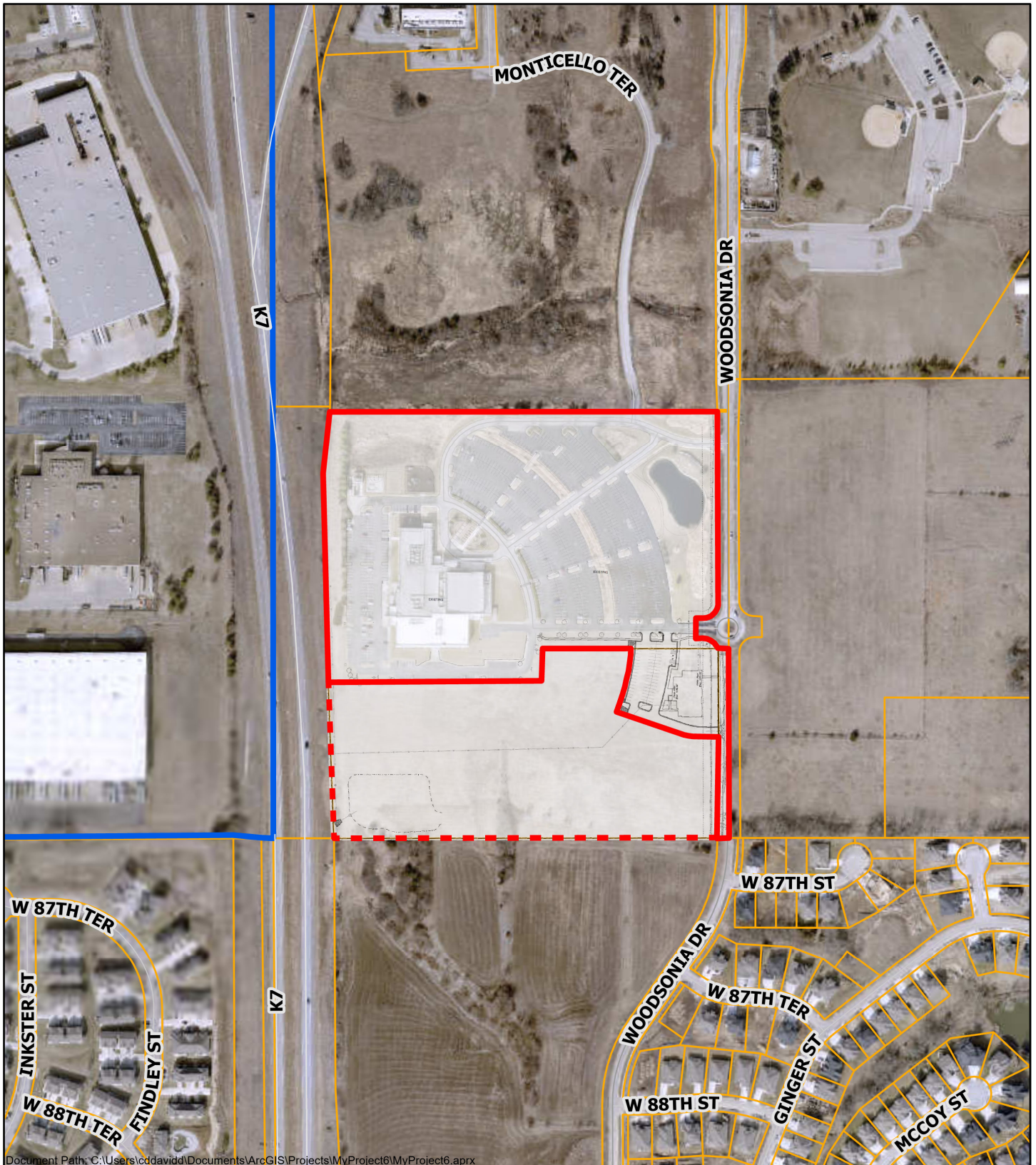
- This project is consistent with Lenexa's goals to promote Inviting Places and Healthy People.

## FINAL PLAN

Staff recommends **approval** of the final plan for PL23-18F – **Westside Family Church** at 8500 Woodsonia Drive, for an accessory office building to the church/place of worship.

## FINAL PLAT

Staff recommends **approval** of the final plat for PT23-21F – **Westside Family Church, Second Plat** at 8500 Woodsonia Drive, to accommodate an accessory office building to the church/place of worship.



Document Path: C:\Users\cddavidd\Documents\ArcGIS\Projects\MyProject6\MyProject6.aprx

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

# Westside Family Church Care Center

## PL23-18F and PT23-18F



0 200 400 800 Feet





# WESTSIDE FAMILY CHURCH

## PHASE 2 IMPROVEMENT PLANS

8500 WOODSONIA DRIVE

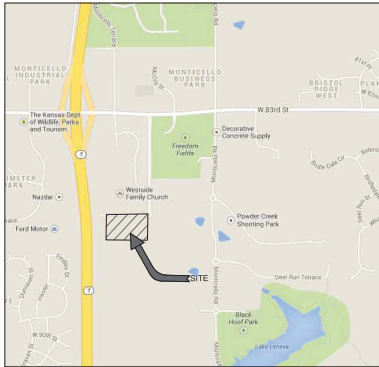
LENEXA, JOHNSON COUNTY, KANSAS

### PROJECT DESCRIPTION:

This is the 2nd phase of development for Westside Family Church and will consist of a building and associated parking. The building expansion is to provide additional spaces for worship and fellowship, the parking addition will provide additional parking at the southwest corner of the site and allow for a new connection the existing parking lot from the western parking area. The existing storm water detention and site BMP's will be utilized to meet the City requirements. The water main will be extended around to the southwest corner of the site to provide adequate fire protection. The existing sanitary service will be extended internally to provide sanitary sewer service and the existing water service will be extended internally to provide water service.

### CONSTRUCTION NOTES:

1. ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT SHALL CONFORM WITH THE CITY OF LENEXA SPECIFICATIONS. IT IS ADVISABLE THAT THE CONTRACTOR BECOME FAMILIAR WITH THIS DOCUMENT IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THIS APPROVED PLAN AND THE CITY SPECIFICATIONS. ADVISE THE DESIGN ENGINEER OF ANY DISCREPANCY PRIOR TO BIDDING OR WORKING ON THIS PROJECT.
2. CONTRACTOR TO LOCATE AND RELOCATE ANY EXISTING UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION AS NECESSARY.
3. INFORMATION FOR SIGN, IF APPLICABLE, TO BE PROVIDED WITH SEPARATE SIGN PERMIT.
4. CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT PRIOR TO START OF CONSTRUCTION, 48 HOURS IN ADVANCE.
5. TRAFFIC CONTROL IS NOT SHOWN IN THESE PLANS. ALL TRAFFIC CONTROL SHALL BE COORDINATED WITH THE CITY OF LENEXA, ENGINEERING DEPARTMENT.



Vicinity Map

### UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.8888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

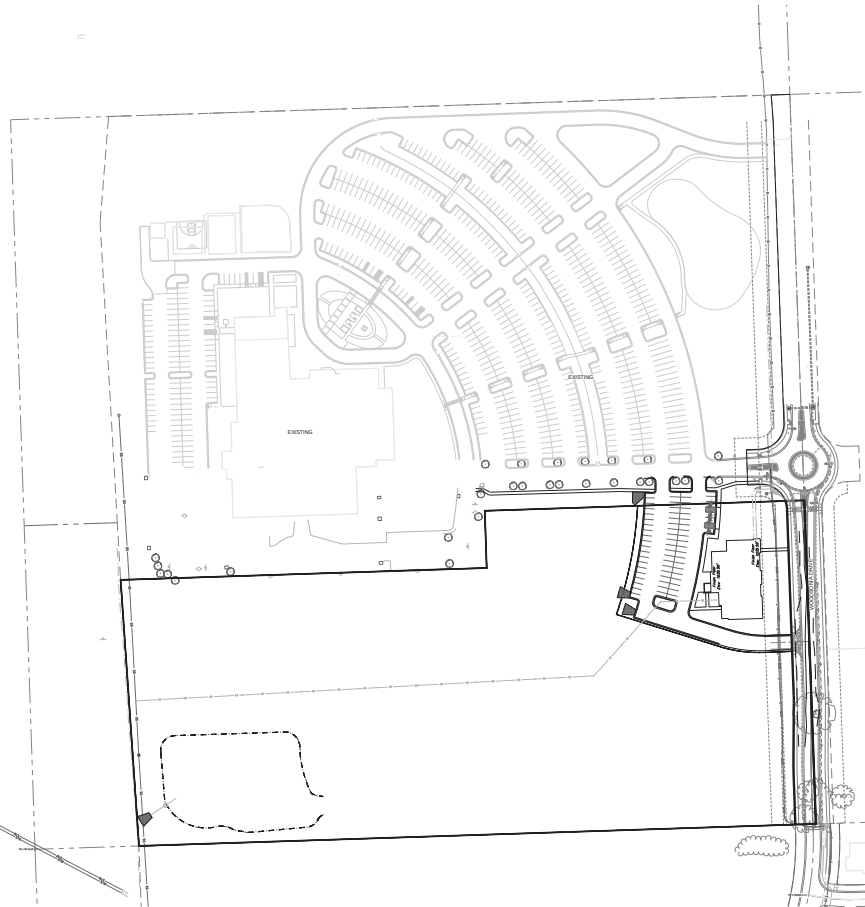
CITY OF LENEXA	913-477-7500
WATER ONE	913-895-1800
TIME WARNER CABLE	816-353-7788
KANSAS GAS SERVICES	913-599-8981
WESTAR ENERGY	800-401-5666
SUREWEST	913-625-3882
JOHNSON COUNTY WASTEWATER	913-715-8500



CALL 2 WORKING DAYS  
BEFORE YOU  
DIG - DRILL - BLAST  
(TOLL FREE)

1-800-344-7483

KANSAS ONE CALL SYSTEM, INC.



SITE LOCATION MAP

SCALE: 1"=100'

### INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.050 ~ ESC PHASE 1
- C.051 ~ ESC PHASE 2
- C.052 ~ FINAL RESTORATION PLAN
- C.100 ~ OVERALL SITE PLAN
- C.101 ~ SITE PLAN/DIMENSION PLAN
- C.200 ~ GRADING PLAN
- C.201 ~ SPOT ELEVATION PLAN
- C.300 ~ UTILITY PLAN
- C.600 ~ SITE DETAILS
- C.601 ~ SITE DETAILS
- C.602 ~ SITE DETAILS
- L.100 ~ LANDSCAPE PLAN

"I certify that to best of my knowledge and ability that all land disturbance activity, construction, and development associated with this project will be done pursuant to this plan".

Owner/Developer/Operator/Contractor Date

### Site Improvements:

#### Description of Improvements

- Site Access**
  - The site will utilize the existing internal private drives to access the improvement area
- Curb and Gutter**
  - Type CG-1 "Straight Back Curb and Gutter" shall be installed
- Storm Water Runoff**
  - Site grading will direct the storm water runoff into a new detention basin southwest of the property.
- Storm Water Detention**
  - A new detention basin shall serve to control the increase in storm water runoff developed from these improvements
- Sanitary Sewer**
  - The site will utilize the existing sanitary sewer system on west side of property
- Water Main**
  - The water main shall be extended as shown to provide adequate fire protection. The building will utilize the existing water service and fire connection

#### Parking Totals

- Phase 2 Additional Parking
- 72 Regular Parking Spaces Provided / 0 Accessible Spaces Provided

Current Zoning:  
Proposed Zoning:

#### Developed Site Impervious Area

BUILDING ~10,291 SF  
SIDEWALK ~2,614 SF  
ASPHALT AND CURB ~33,019 SF

Impervious Area TOTAL=46,124 SF 1.06 acres

Total Area 63,783.02 SF = 1.46 acres

Impervious Area 1.46 acres (72.6% of Site)  
Pervious Area .014 acres (27.4% of Site)

#### Total Parking

Parking Spaces = 72  
Handicap = 0  
Total = 72

**Owner**  
Westside Family Church  
8500 Woodsonia Drive  
Lenexa, KS 66227

**Architect**  
Martel Teter Architects  
920 Walnut  
Suite 700  
Kansas City, MO

**Civil Engineer**  
Engineering Solutions  
50 SE 30th Street  
Lee's Summit, MO 64082



Professional Registration  
Missouri  
Engineering 200502108-D  
Surveying 200508319-D  
Kansas  
Engineering E-1085  
Surveying LS-118  
Oklahoma  
Engineering E-1085  
Nebraska  
Engineering CA0021

8500 Woodsonia Drive  
Lenexa, Johnson County, Kansas

Project  
Westside Family Church  
Issue Date  
March 23, 2023

Cover Sheet  
Construction Plans for:  
Westside Family Church Phase 2  
Lenexa, Johnson County, Kansas



Matthew J. Senholt  
MO PE 100091088  
KS PE 19071  
NE PE 12125  
NE PE 12125

#### REVISIONS

C.001



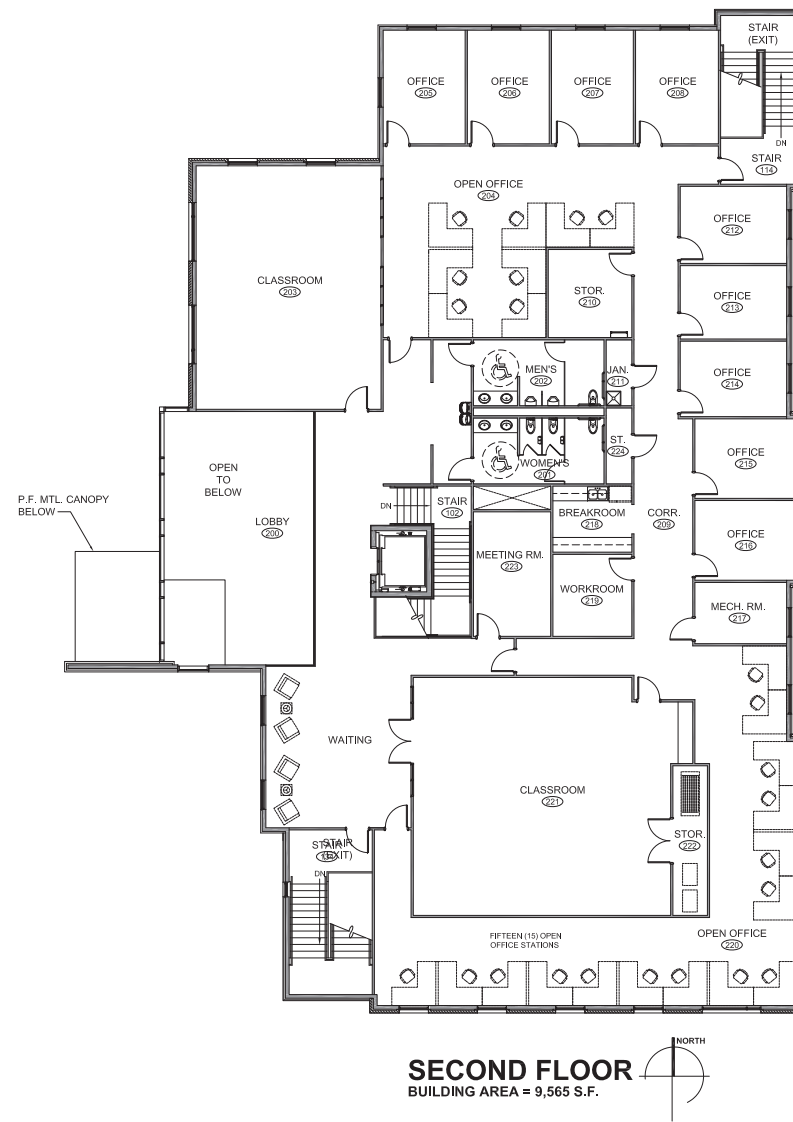
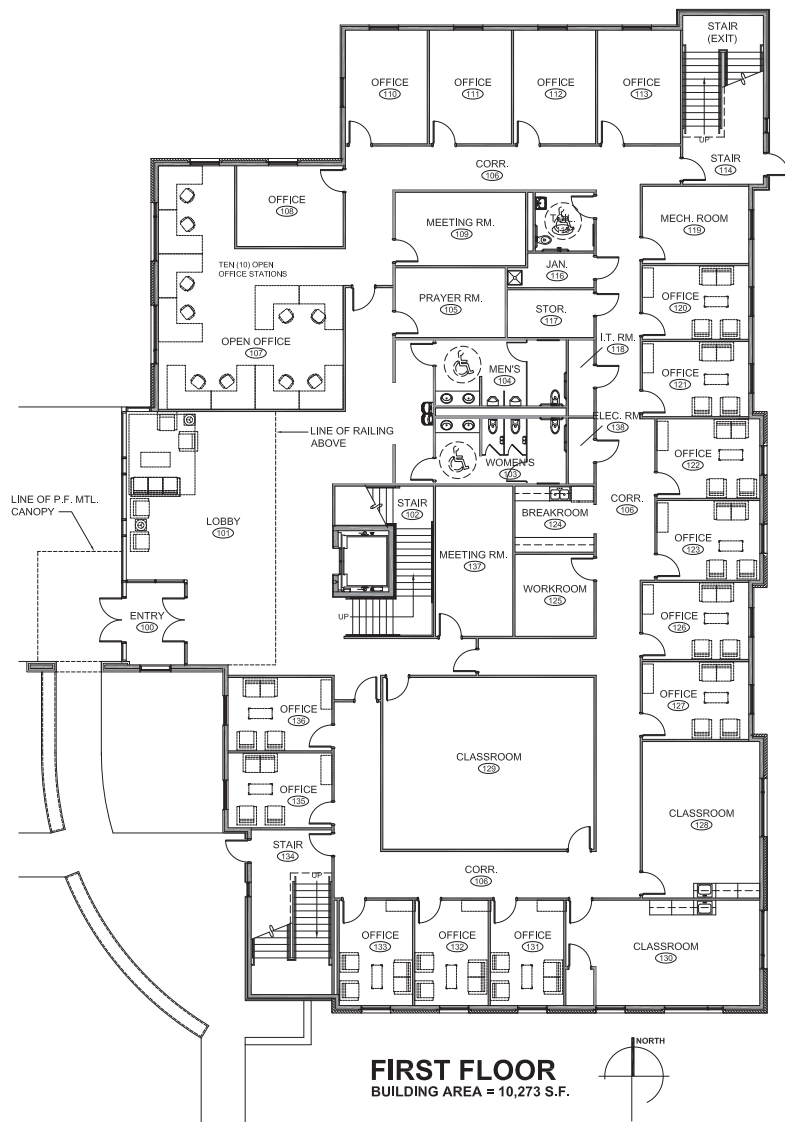


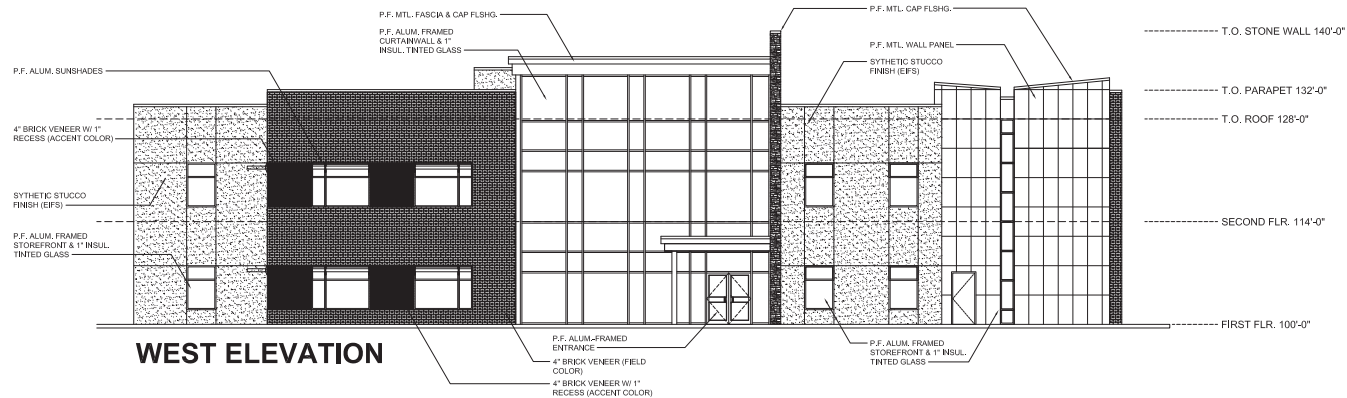
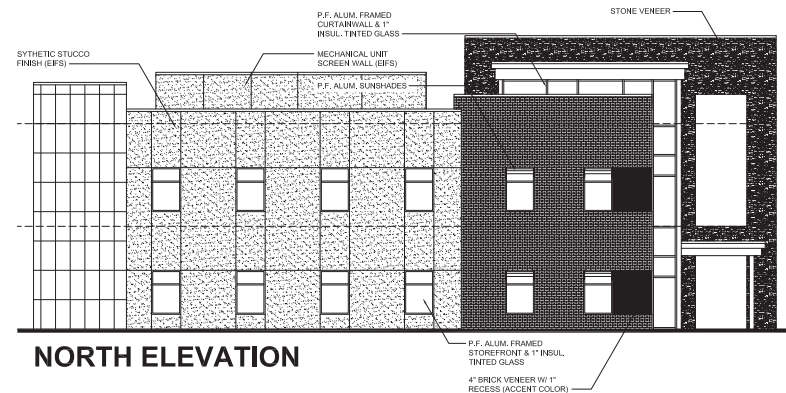
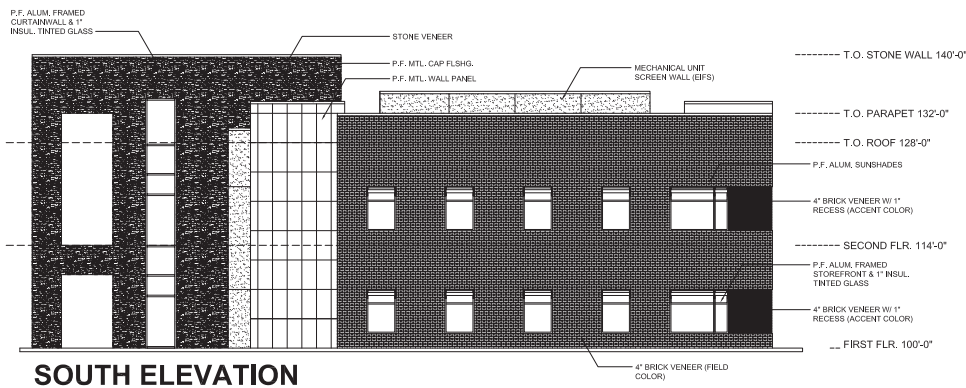
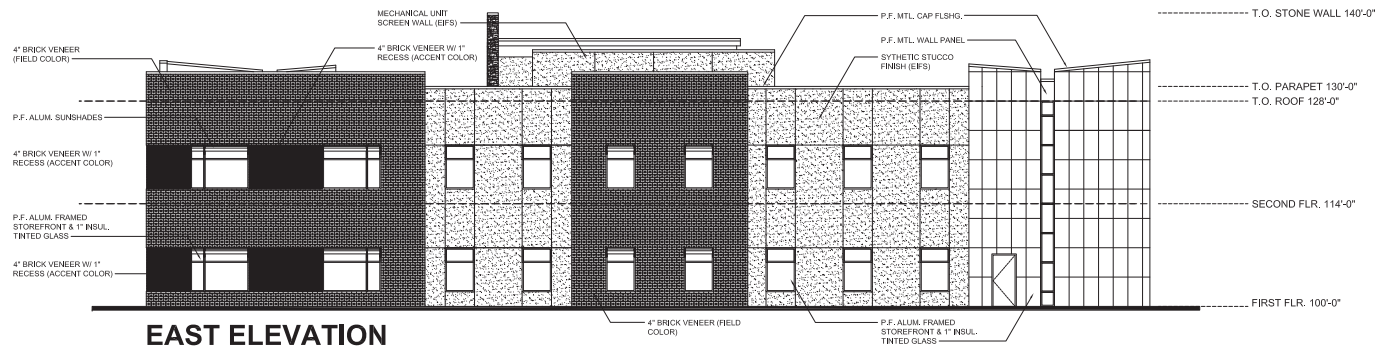












**PROGRESS  
PRINTS  
NOT FOR  
CONSTRUCTION**

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2013 N. Washington St., Gladstone, Missouri 64113  
P: 816.701.2200 [www.mantelteter.com](http://www.mantelteter.com)

A CARE CENTER FOR:  
**WESTSIDE FAMILY CHURCH**  
8500 WOODSONIA DRIVE  
LENEXA, KANSAS 66227

PROJECT #: 22-877  
ISSUE DATE: 9/18/2023  
DRAWN BY:  
CHECKED BY:  
REVISIONS:

SHEET No.  
**A2**  
EXTERIOR ELEVATIONS





**SOUTHWEST ELEVATION**



**NORTHWEST ELEVATION**



**SOUTHWEST ELEVATION**

**PROGRESS  
PRINTS  
NOT FOR  
CONSTRUCTION**

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A CARE CENTER FOR:  
**WESTSIDE FAMILY CHURCH**  
8500 WOODSONIA DRIVE  
LENEXA, KANSAS 66227

PROJECT #: 22-877  
ISSUE DATE: 9/18/2023  
DRAWN BY:  
CHECKED BY:  
REVISIONS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SHEET No.  
**A2.5**  
EXTERIOR RENDERINGS

## BRICK VENEER

ENDICOTT - DARK IRONSPOT



## BRICK VENEER

ENDICOTT - MEDIUM IRONSPOT #77



## STONE VENEER

OWENS CORNING -  
CHARDONNAY COUNTRY LEDGESTONE



## METAL WALL PANELS

DR-DESIGN SHADOW  
SERIES - WARM GRAY

PANEL COLOR - WARM  
GRAY



## P.F. ALUMINUM

STOREFRONT AND CURTAINWALL -  
CLEAR ANODIZED



## SYNTHETIC STUCCO (EIFS)

SAND FINISH - WHITE LINEN

PROGRESS  
PRINTS  
NOT FOR  
CONSTRUCTION

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A CARE CENTER FOR:  
**WESTSIDE FAMILY CHURCH**  
8500 WOODSONIA DRIVE  
LENEXA, KANSAS 66227

PROJECT #: 22-877  
ISSUE DATE: 9/18/2023  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

SHEET No.  
**A4**  
EXTERIOR MATERIAL  
FINISHES

**PARCEL DESCRIPTION**  
All of Lot 1A, Westside Family

As the part of the Southwest Quarter of the Southwest Quarter of Section 21, Township 12, Range 33 described more particularly as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 27; thence North along the westerly line of said Southwest Quarter North 01°54'56" West, a distance of 454.43 feet; thence North 88°08'19" East, a distance of 161.21 feet, to a point on the Easterly right of way line of Kansas State Highway Number 7, as now established, said point being the Point of Beginning; thence northerly along said Easterly right of way line North 7°36'56" West, a distance of 8.98 feet, thence continuing along said Easterly right of way line North 3°16'56" West, a distance of 88.50 feet, to the southwest corner of Lot 1, Westside Family Church, a subdivision as recorded in the Office of the Recorder, Johnson County, Kansas; thence easterly along the south line of said Lot 1, Westside Family Church, North 88°08'19" East, a distance of 626.72 feet; thence South 1°51'41" East, a distance of 97.56 feet; thence South 88°08'57" West, a distance of 624.20 feet, returning to a point on the easterly right of way line of said Kansas State Highway Number 7, said point being the point of beginning.

#### PLAT BOUNDARY DESCRIPTION

[illegible]

**DEDICATION:**

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

**"Westside Family Church, Second Plat"**

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

An easement or license is hereby granted to the City of Lenexa, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "UIE" or "Utility Easement". No above ground facilities associated with the uses herein permitted shall be constructed, located or maintained in any area of the utility easement that crosses or intersects with a drainage easement.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities, and other similar facilities, upon, over and under those areas outlined and designated on this plot as "Drainage Easement" or "D/E" is hereby granted to the City of Lenexa, Johnson County, Kansas, for its use. Drainage easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage.

The undersigned proprietor of the above described land does hereby grant an easement or license to the Bristol Highlands Homes Association, Kansas, to enter upon, locate, or plant sod, trees, bushes, shrubs, fences and/or monument signs within those areas indicated on this plat as "Landscape Easement" or "UE". The owners of the lots and tracts shown hereon shall have the responsibility to replant, replace, mow, clip, trim, spray, chemically treat, repair and otherwise maintain any grass, trees, shrubs, plants and other landscaping within the aforementioned "Landscape Easement" or "UE".

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

**SURVEYOR'S GENERAL NOTES:**

- This survey is based upon the following information provided by the client or insured:
- (a) Final Plan of Westside Family Church, recorded in Book 205065 at Page 032667
- (b) This survey meets or exceeds the accuracy standards of a (SUBURBAN) Boundary Survey as defined by the Kansas Standards for Property Boundary Surveys.
- (c) The title report was furnished by Chicago Title Insurance Company, Policy No. 020771938
- Date: August 8, 2007 @ 10:0 A.M.
- (d) Bearings shown here are based upon bearings described on the Final Plan of "Westside Family Church."
- (e) This company assumes no responsibility in the location of existing utilities at the subject premises. This is an above-ground utility. The underground utilities, if shown, are indicated by the survey. The surveyor is not responsible for the location of any utility not shown. There may be additional underground utilities not shown on this survey.
- (f) Subsurface and environmental conditions were not explored or assumed or considered as part of this survey. No admission or statement is made concerning the data underground or overhead conditions, conditions or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data on conditions, claims or encumbrances, except as indicated on this survey or as otherwise stated on the plat, whether private, recorded or public.
- (g) Subsurface and environmental conditions were not explored or assumed or considered as part of this survey. No admission or statement is made concerning the data underground or overhead conditions, conditions or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data on conditions, claims or encumbrances, except as indicated on this survey or as otherwise stated on the plat, whether private, recorded or public.

IN TESTIMONY WHEREOF:

WESTSIDE FAMILY CHURCH, A KANSAS NON PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WESTSIDE FAMILY CHURCH

TRUSTEE

**NOTARY CERTIFICATION:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A TRUSTEE OF WESTSIDE FAMILY CHURCH A KANSAS NON PROFIT CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LENEXA, KANSAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

BY: \_\_\_\_\_  
PLANNING COMMISSION, CHAIRMAN

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT A SURVEY OF THE HEREIN DESCRIBED PROPERTY WAS MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF DECEMBER, 2013 AND THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEY STANDARDS OF PRACTICE NO. 1" AND PURSUANT TO THE ACCURACY STANDARDS OF AN URBAN SURVEY

MATTHEW J. SCHLICHT, KS PLS 1586  
ENGINEERING SOLUTIONS, LLC, KS CORP LS-218

REVISIONS	
DATE	

Final Plat - Westside Family Church, Second Plat  
Section 27, Township 12 South, Range 23 East  
Lenexa, Johnson County, Kansas

## Final Plat

SHEET	SECTION	DRAWN BY
1	27	

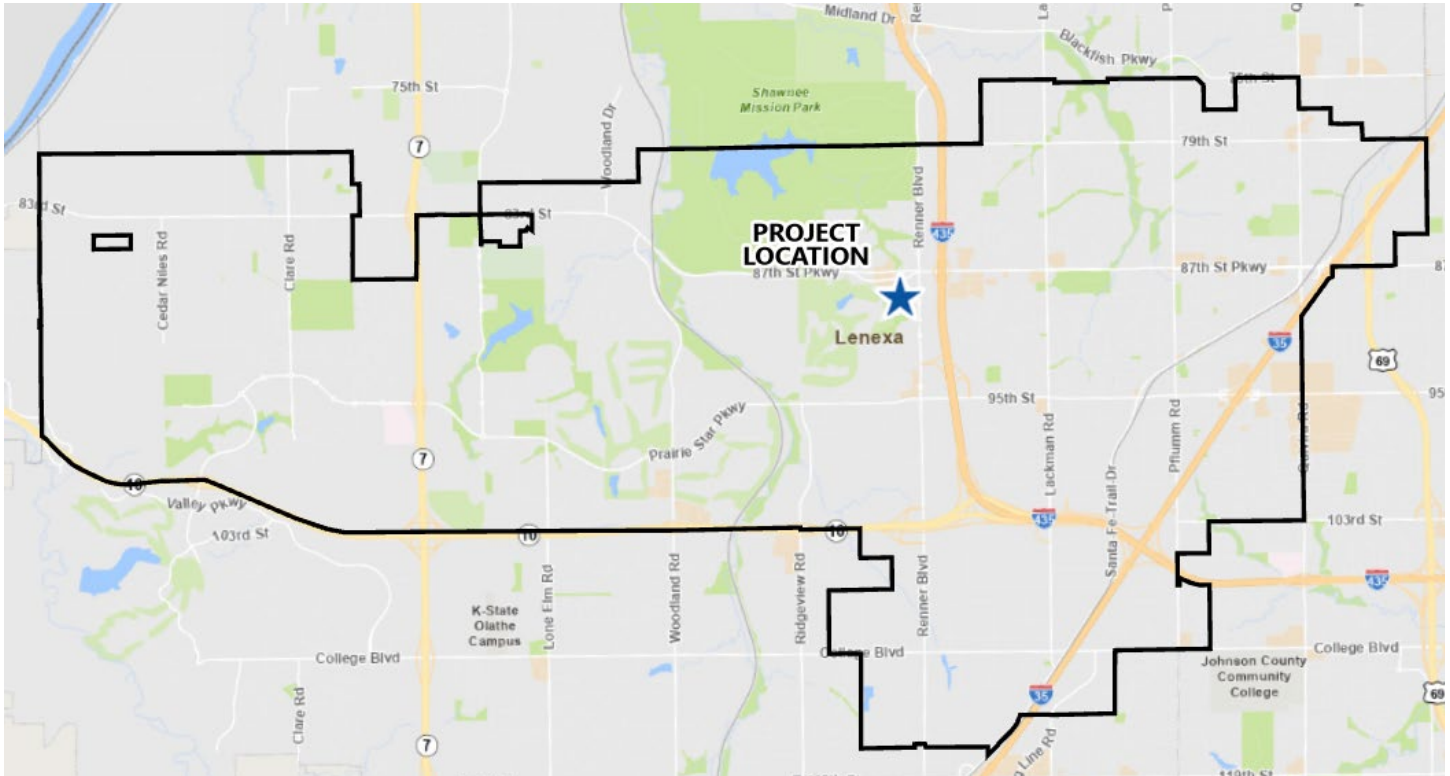
PROFESSIONAL SEAL

**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082



## KIEWIT K3 ROOF SIGN

<b>Project #:</b>	PL23-19F	<b>Location:</b>	SWC of 89 <sup>th</sup> Street and Hampton Street
<b>Applicant:</b>	Adam Guzman, HOK Architecture	<b>Project Type:</b>	Sign Approval
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Office



## PROJECT SUMMARY

The applicant proposes to install a sign on the wall of the penthouse structure of the Kiewit K3 building. The wall sign will contain one line of 10-foot-tall letters and the 13-foot, 10-inch diameter circular Kiewit logo. The letters and logo will be yellow and black corporate colors of Kiewit. This project requires review by the Planning Commission as a follow up from the final plan (PL23-08F).

**STAFF RECOMMENDATION: APPROVAL**

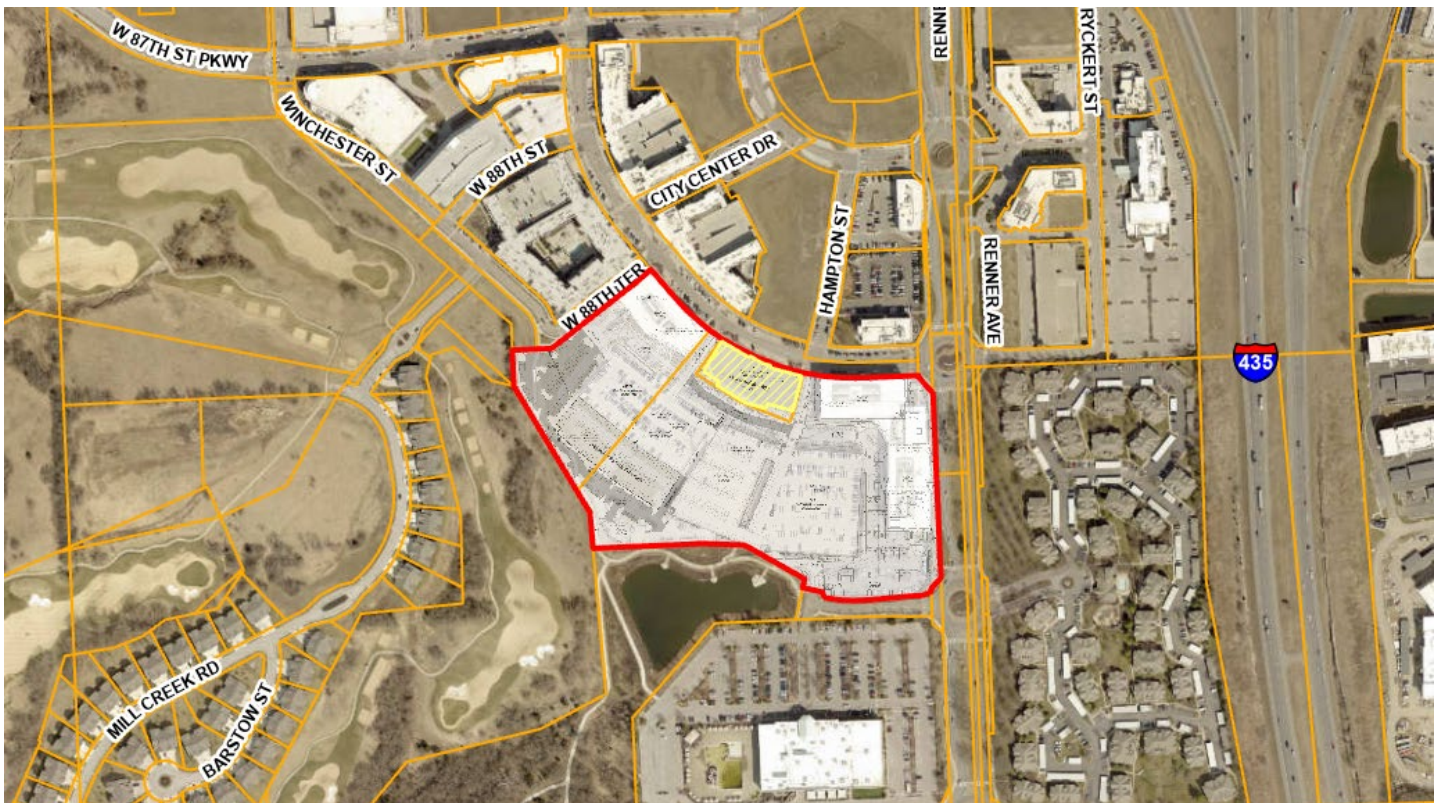
## SITE INFORMATION

The Kiewit campus is a group of buildings at the southerly end of the City Center region. The site is at the southwest corner of 89<sup>th</sup> Street and Hampton Street. The campus consists of four buildings referred to numerically as K1 through K4. Building K1 and K2 combine to form the “L”-shaped building at the southwest corner of 89<sup>th</sup> Street and Renner Boulevard. This building was originally developed as the Perceptive Software Headquarters building, then was occupied by Lexmark, and is currently occupied by Kiewit. The most recently completed building is K4, a six-story building that began construction in 2018 and was completed in 2020. The recently approved Building K3 (PL23-08F) is between K2 and K4.

City Center is intended to be a pedestrian oriented region of the City, therefore reducing autocratic development features such as large open parking lots, drive-thrus and the placement of signs oriented toward drivers as they navigate to and through City Center. This method of design requires a balanced approach of applying reasonable expectations for integrated designs of the site and building with the contextual features of the site and for providing a reasonable means to identify any tenant or development.

The Kiewit K3 and K4 buildings are each six stories tall, which are the two tallest buildings currently in City Center. K3, the building that will display the proposed sign, includes a penthouse floor consisting of a clerestory space. The clerestory level is open to an *atrium space* below and will have ambient lighting appearing as the seventh-floor level of the building.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
0.89	177,551	CC	City Center Core

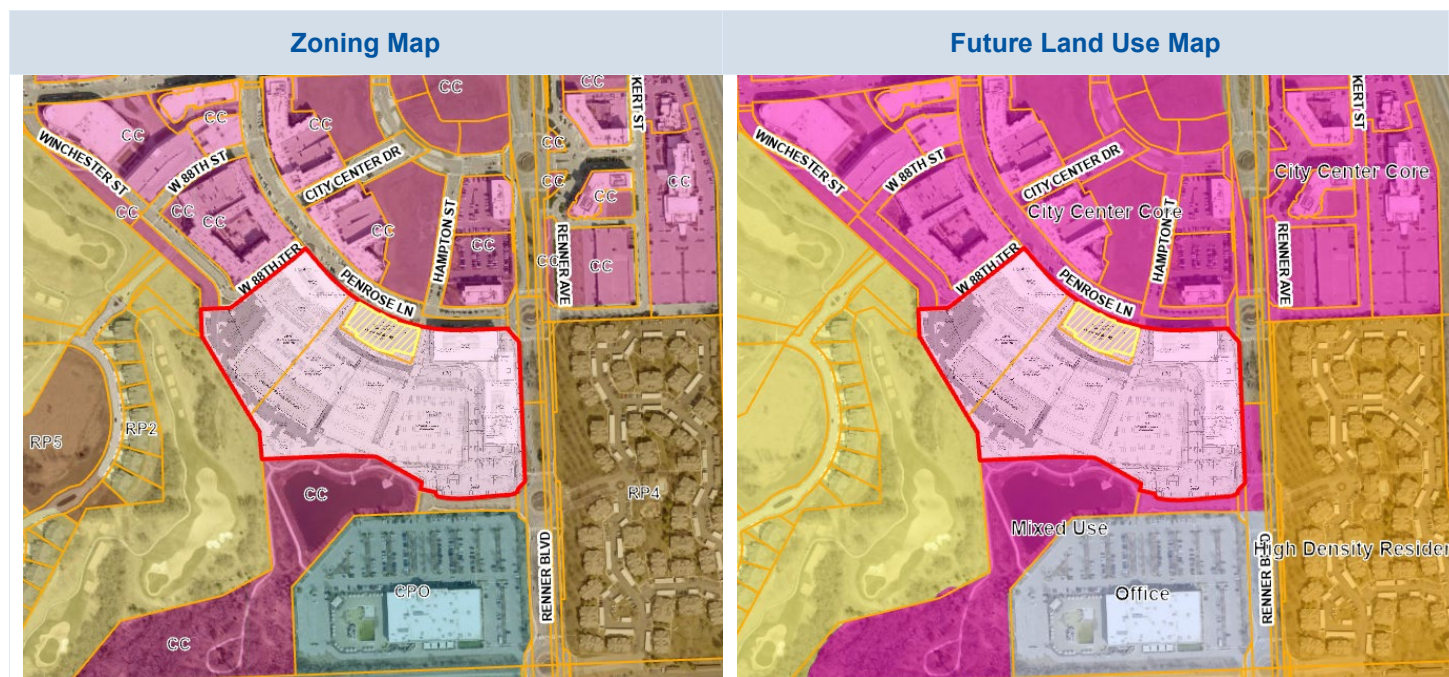


**Exhibit 1: Vicinity Aerial Image of Subject Site (Kiewit Campus Outlined in Red).**



## LAND USE REVIEW

The building is an office building for the Kiewit engineering firm. Office use is permitted in the CC Zoning District. City Center has unique design guidelines for site and building design including signs. The City Center Design Guidelines offers some flexibility of the placement and size of signs provided the sign is part of an approved sign package. The sign is also to be integrated with the building architecture.



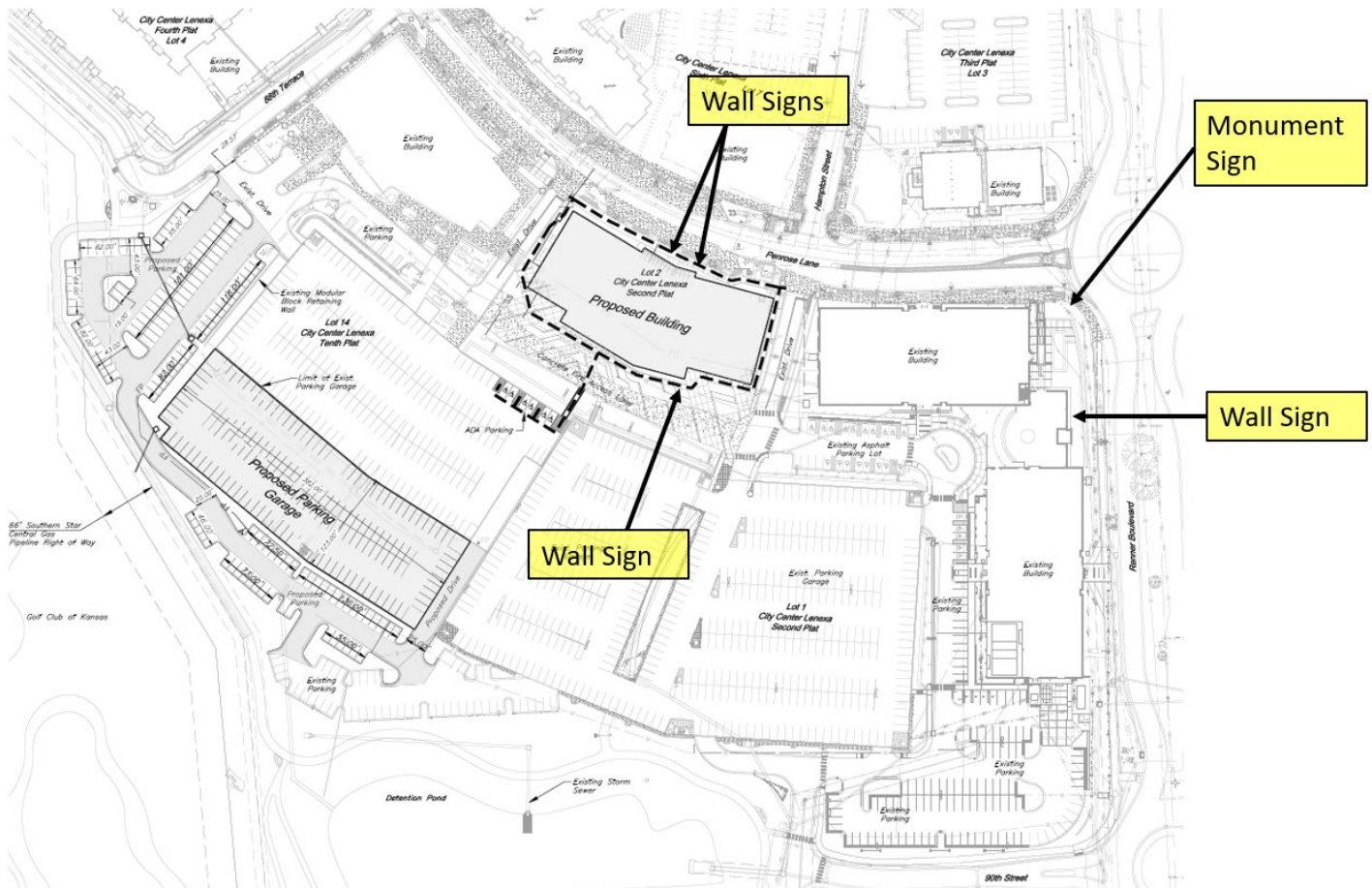
**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	City Center Core	CC, Planned City Center District	Undeveloped land
<b>North</b>	City Center Core	CC, Planned City Center District	Mixed-Use
<b>South</b>	City Center Core, and Office/Employment Center	CC, Planned City Center District, and CP-O, Planned General Office District	Office and Fitness Center
<b>East</b>	City Center Core	CC, Planned City Center District	Office
<b>West</b>	City Center Core, and Suburban Residential	CC, Planned City Center District, and RP-1 Residential Planned Single-Family District	Office and golf course



## FINAL PLAN REVIEW

The proposed final plan is for the sign package for the Kiewit office campus. The campus currently has several signs including wall signs installed on the buildings, a monument sign at the intersection of 88<sup>th</sup> Street and Renner boulevard and wayfinding signs installed along the streets and at drive entrances into the parking areas.



**Exhibit 2: Site Plan.**



**Exhibit 3: Wall sign on Renner Boulevard.**



**Exhibit 4: Monument sign at 88<sup>th</sup> Street and Renner Boulevard.**

The applicant is proposing additional wall signs installed on the K3 building, the remaining building to be constructed at the campus. The building includes two wall signs on the northerly facing façade and one sign on

the southerly facing façade. The northerly facing façade includes a channel letter sign with a circular logo on the top floor of the building. The channel letters are 10 feet tall, and the logo is 13 feet – 10 inches in diameter. The letters and logo will be internally illuminated with LED lighting. The second sign is a perforated metal mesh sign incorporated into a projected curtain wall element of the building. The southerly facing façade will have a matching metal mesh sign. The two metal mesh signs are installed vertically.

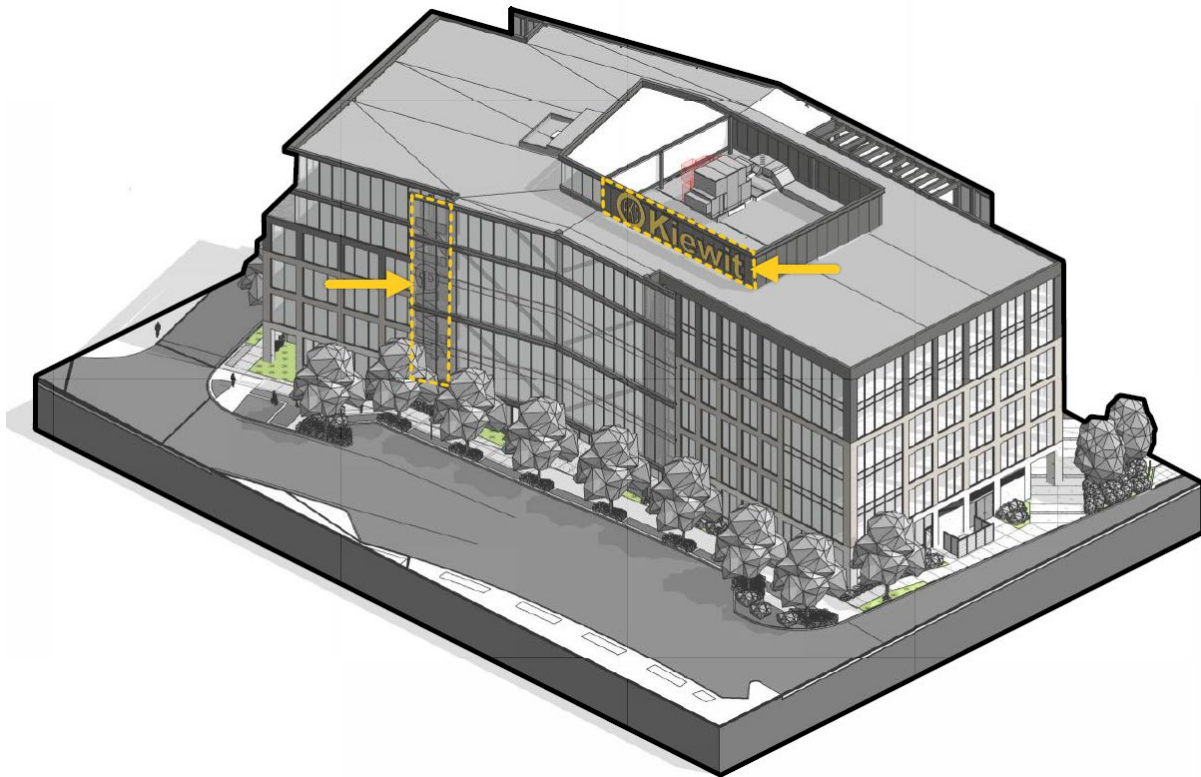


Exhibit 5: Perspective of northerly facing façade.

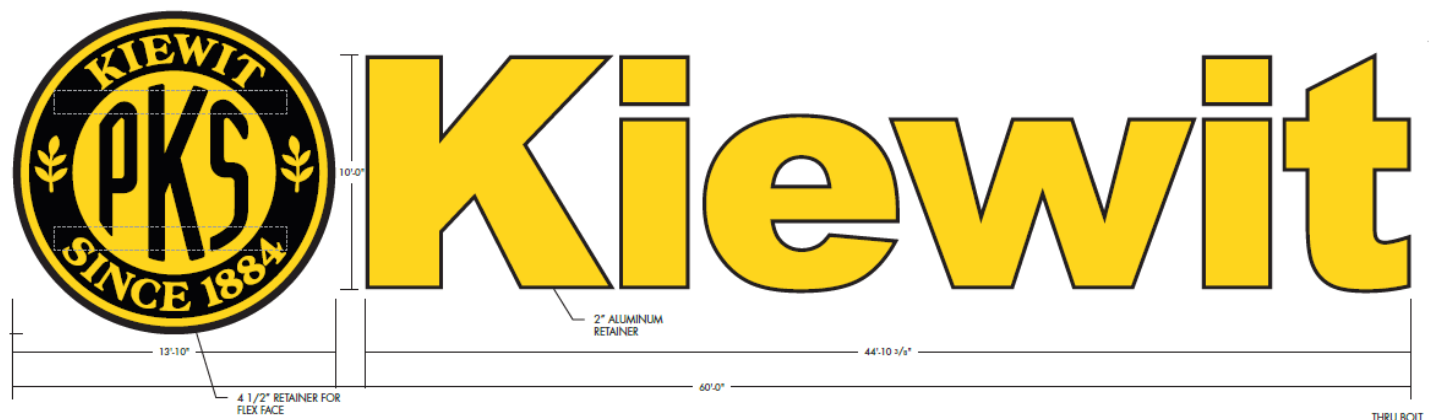
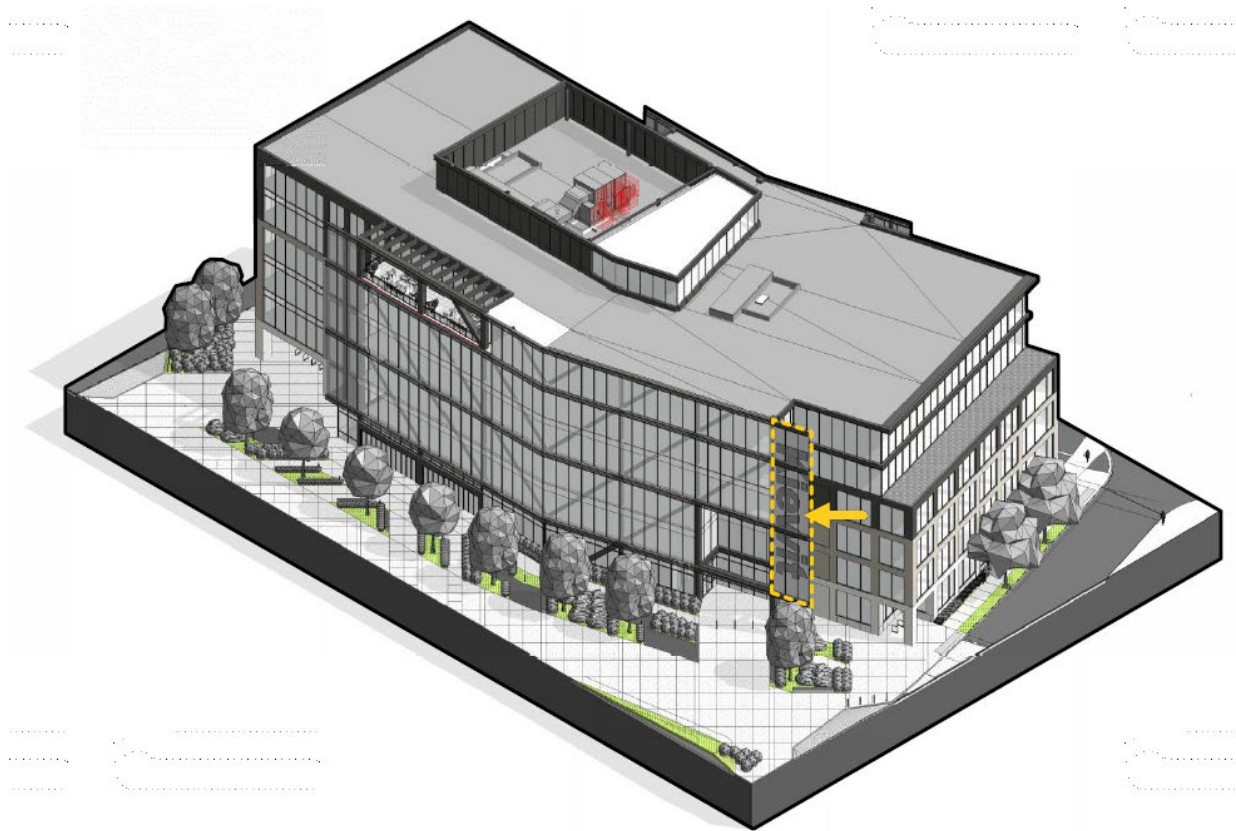


Exhibit 6: Wall sign image.





*Exhibit 7: Perspective of southerly facing façade.*

## DEVIATIONS

The applicant is not requesting any deviations.

## REVIEW PROCESS

- The Planning Commission is the final authority for approval of the final plan.
- The applicant should inquire about additional City requirements, such as permits and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

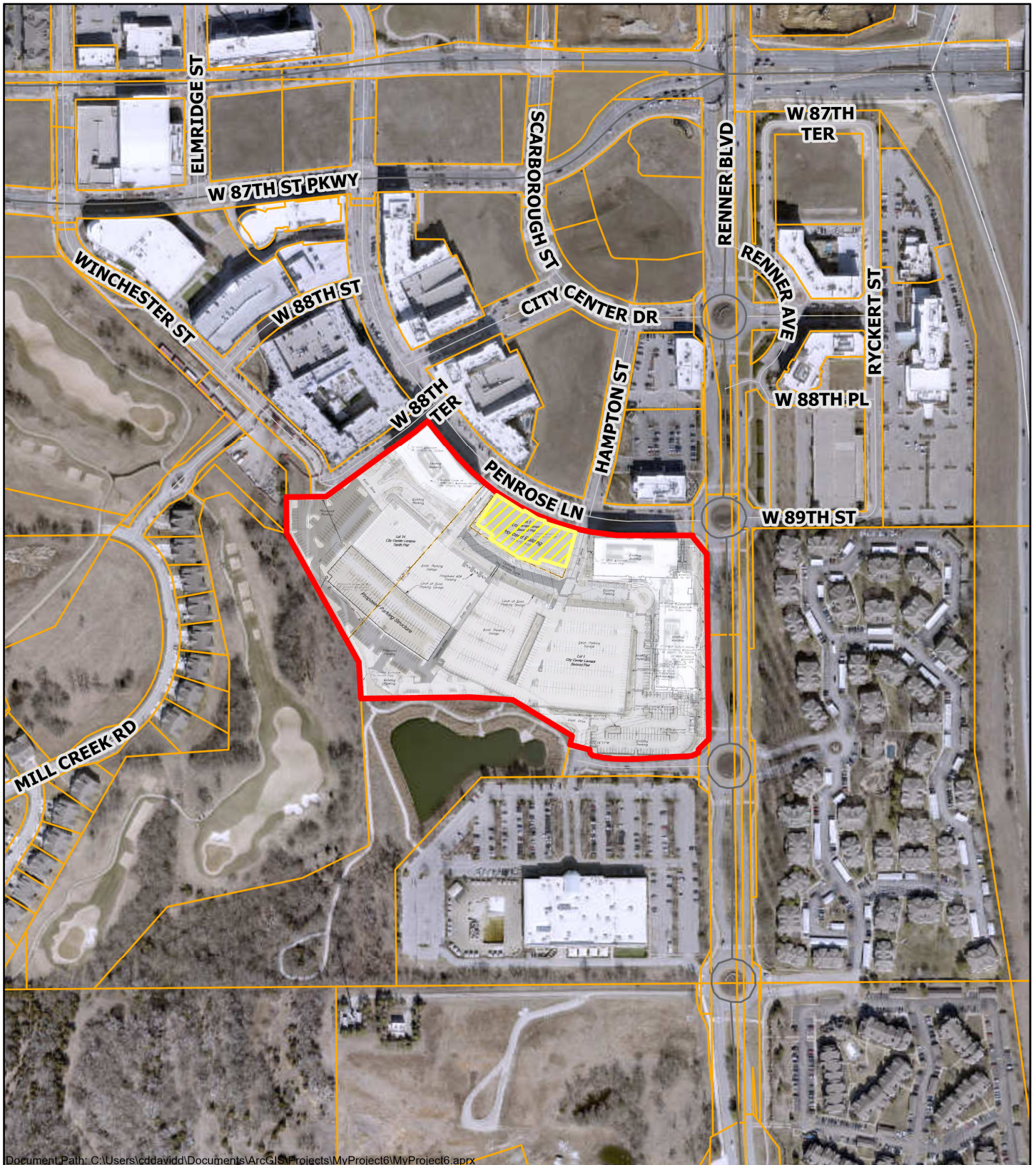
### ★ Staff recommends approval of the proposed Final Plan for Kiewit K3 Roof Sign.

- This project is consistent with Lenexa's goals through **Responsible Economic Development** to promote **Vibrant Neighborhoods** and **Healthy People**.

## FINAL PLAN

Staff recommends **approval** of the final plan for PL23-19F – **Kiewit K3 Roof Sign** at the southwest corner of 89<sup>th</sup> Street and Hampton Street, for a roof sign at an office building.





Document Path: C:\Users\cddavidd\Documents\ArcGIS\Projects\MyProject6\MyProject6.aprx

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

## Kiewit K3 Roof Sign PL23-19F



0 200 400 800 Feet





# K3 SIGNAGE

Elevated Penthouse & Vertical Banner

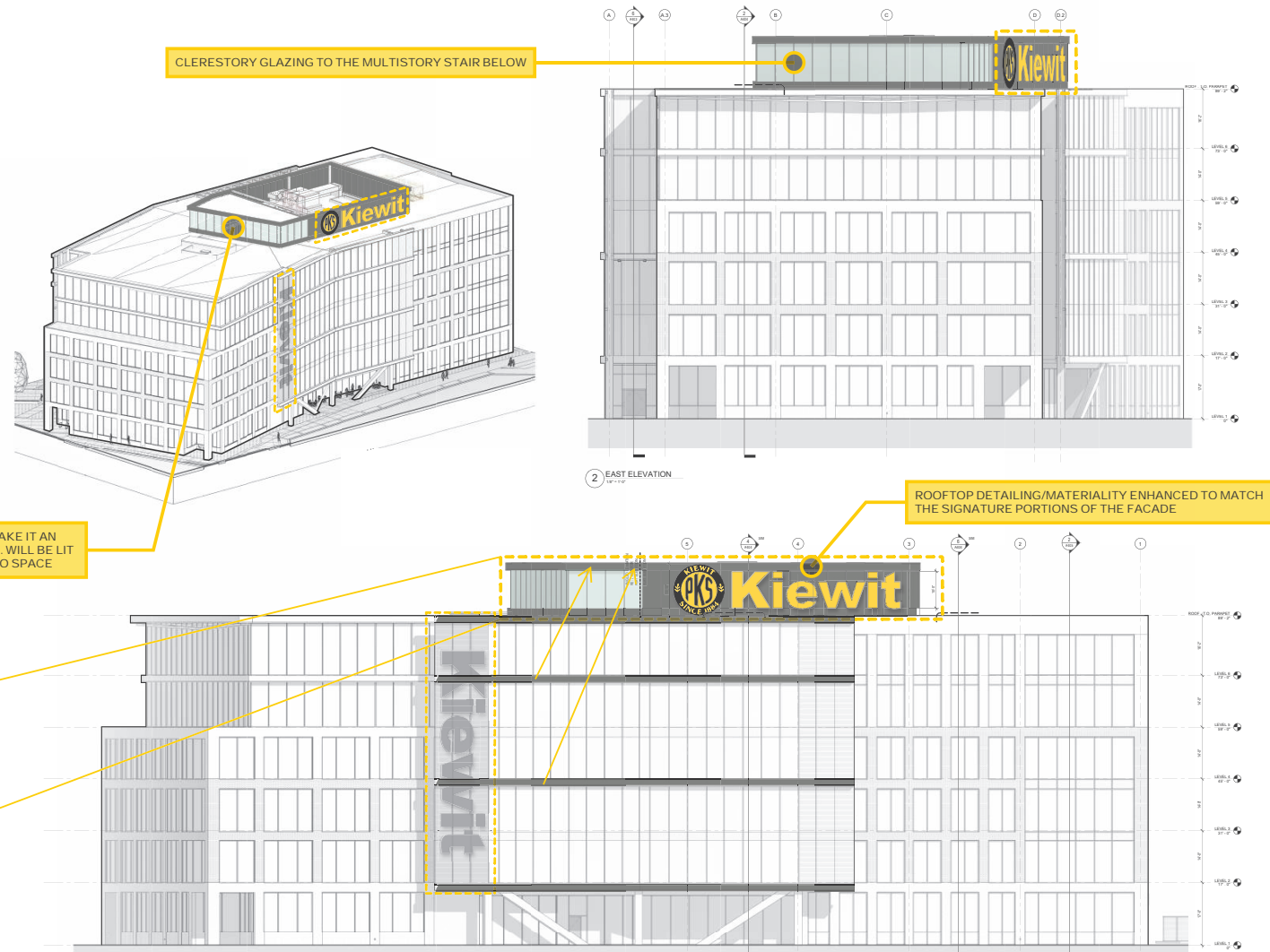
## SIZING OVERVIEW

### Penthouse

- Min Letter Height: 7' - 3"
- Max Signage Height: 13' - 10"

### Vertical Banners

- Max Letter Height: 11'-6"



# K3 SIGNAGE

North Aerial - Elevated Penthouse / Vertical Banner

CLERESTORY GLAZING TO THE MULTISTORY STAIR BELOW



Kiewit Lenexa Campus - K3

02 May 2023



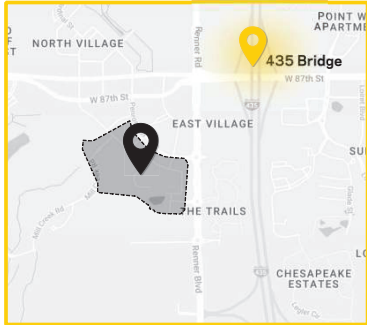
# K3 SIGNAGE

*Pedestrian View - Elevated Penthouse / Vertical Banner*

INTENDED TO RECEED FROM VIEW AS YOU GET CLOSE TO THE BUILDING.

# K3 SIGNAGE

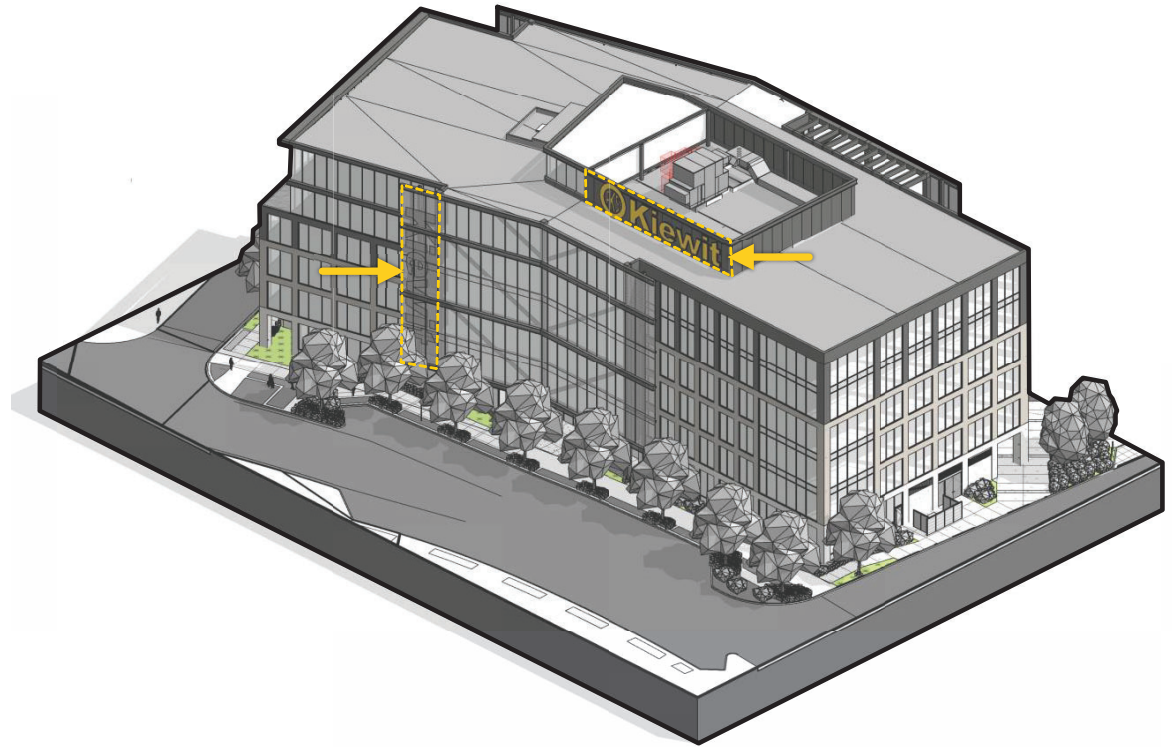
*View from I-435 Bridge - Elevated Penthouse / Vertical Banner*





# K3 SIGNAGE

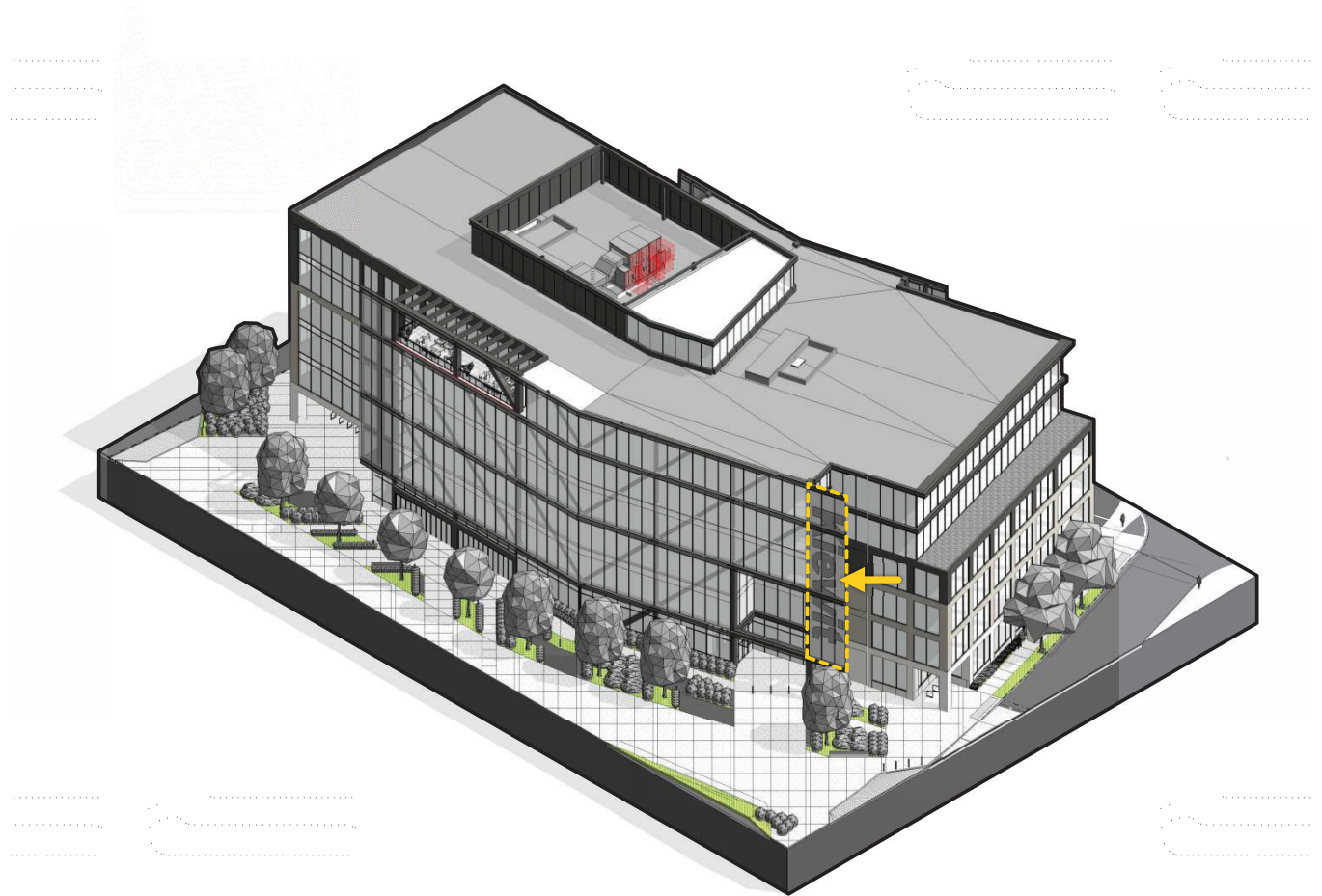
*North View - Elevated Penthouse / Vertical Banner*





# K3 SIGNAGE

South View - Vertical Banner







# DARK PERFORATION

*Proposed Design*

SOUTH & NORTH  
ELEVATIONS

1/8" +/- THICK  
PERFORATED METAL  
SCREEN WITH PAINTED  
LETTERS.





# DARK PERFORATION

Night Lighting

SOUTH & NORTH  
ELEVATIONS





APPROXIMATING NIGHT VIEW

- GLOSS BLACK PAINT  
7125-12 BLACK VINYL
- 3630-25 SUNFLOWER VINYL  
PMS 109U

All noted dimensions are approximate and may be modified slightly during manufacturing to allow proper component usage.

**SPECIFICATIONS:**

- NORTH ELEVATION- NEW BUILDING K3 PENTHOUSE LETTERS/LOGO
- PRODUCE AND INSTALL (1) SET OF PAN CHANNEL, FACELIT LOGO AND LETTERS. ILLUMINATES WITH WHITE LEDS
- LOGO - FLEX FACE OVERLAID WITH 7125-12 BLACK AND 3630-25 SUNFLOWER VINYL
- 5" DEEP RETURNS PAINTED PMS 109U YELLOW. 4 1/2" ALUMINUM RETAINER PAINTED BLACK MOUNTS TO WIREWAYS
- "KIEWIT" - WHITE ACRYLIC FACES OVERLAID WITH 3630-25 SUNFLOWER VINYL
- 5" DEEP RETURNS PAINTED PMS 109U YELLOW. 2" ALUMINUM RETAINERS PAINTED BLACK MOUNTS FLUSH

CUSTOMER: AMY SWANSON  
NAME: KIEWIT ENGINEERING GROUP  
LOCATION: 88?? PENROSE LANE  
LENEXA, KS 66219

DATE: 8/4/23  
DESIGN NO: SP-8363REV  
ARTIST: JH

SCALE: 1/4" = 1'

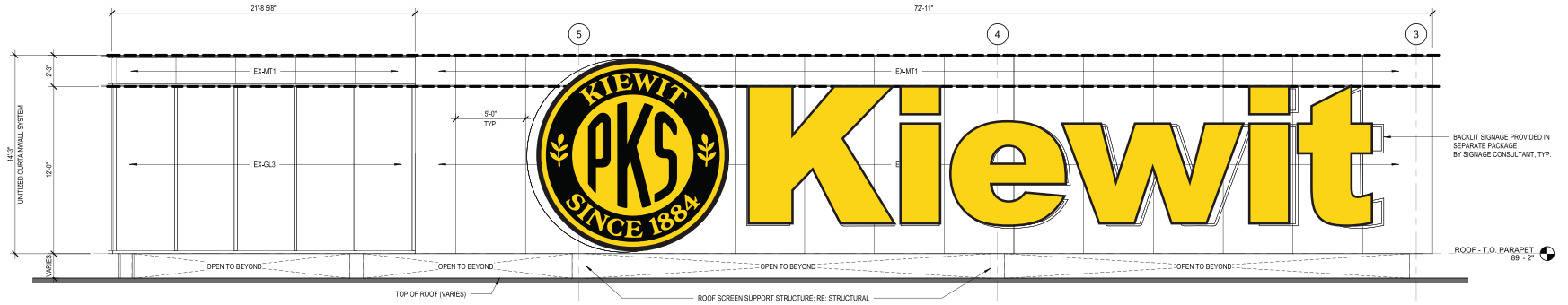
APPROVED:

DATE:



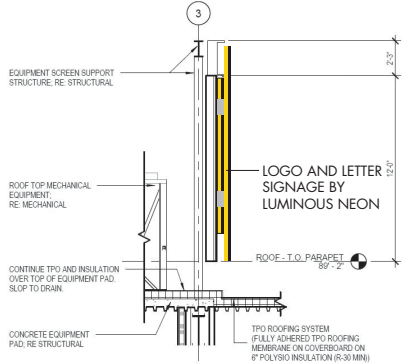
**LUMINOUSNeonInc**  
ART & SIGN SYSTEMS

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## 2 NORTH EQUIPMENT SCREEN

1/8" = 1'-0"



## 5 EQUIPMENT SCREEN SECTION

1/4" = 1'-0"

ATTACHMENT - "KIEWIT" LETTERS TO THRU BOLT FLUSH TO TUBE STRUCTURE OF COLUMNS AND BEAMS INFILLED WITH METAL FRAMING/PANELS WITH 3" INSULATION AND ADDED PLYWOOD BACKING. LOGO MOUNTS TO (2) WIREWAYS NEEDED TO CLEAR CURTAIN WALL DETAIL TO BE THRU BOLTED SAME AS LETTERS



All noted dimensions are approximate and may be modified slightly during manufacturing to allow proper component usage.

### SPECIFICATIONS:

CUSTOMER: AMY SWANSON  
NAME: KIEWIT ENGINEERING GROUP  
LOCATION: 88?? PENROSE LANE  
LENEXA, KS 66219

DATE: 8/4/23  
DESIGN NO: SP-8363REV  
ARTIST: JH

APPROVED:

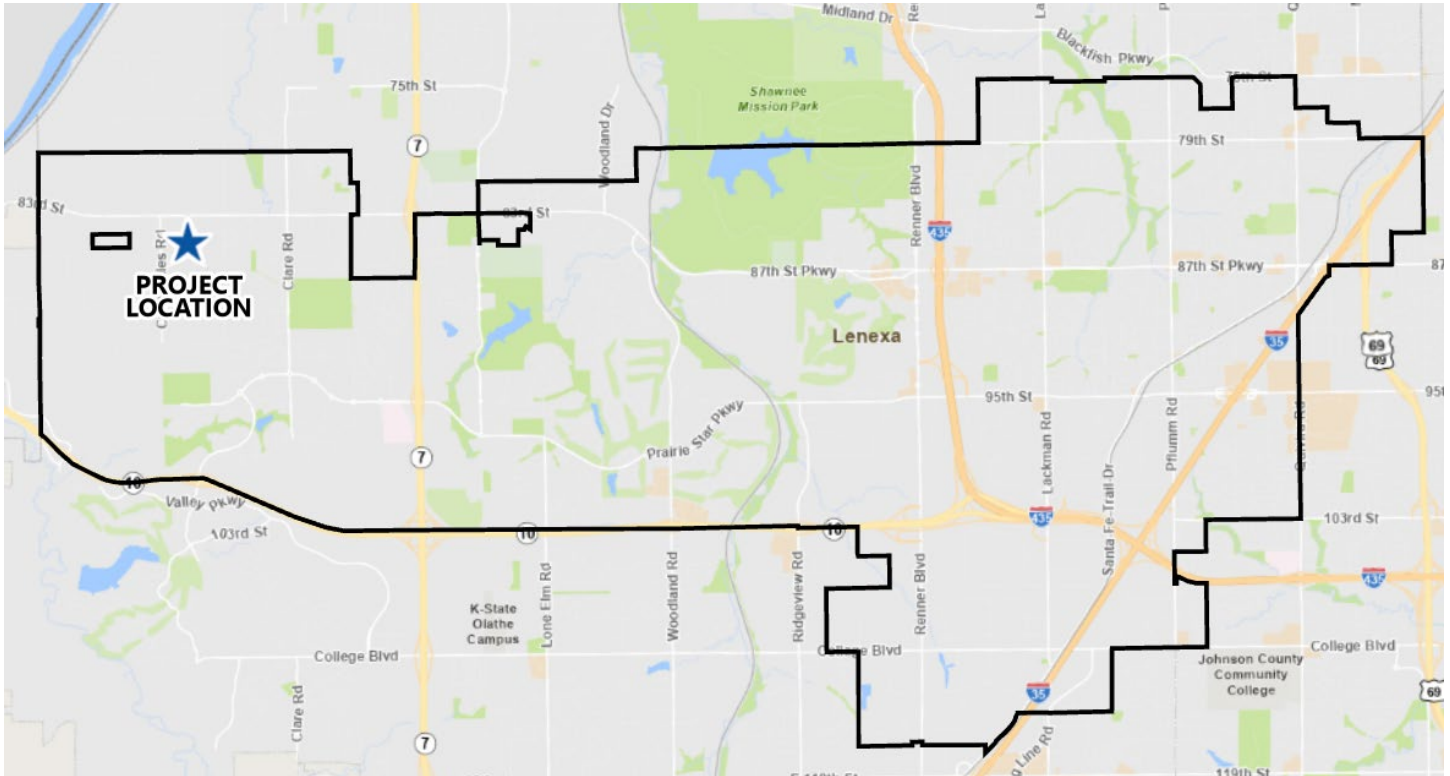
DATE:



**LUMINOUS**NeonInc  
ART & SIGN SYSTEMS

## VISCEK ESTATES

<b>Project #:</b>	RZ23-06 & PT23-05P	<b>Location:</b>	25925 W. 83 <sup>rd</sup> Street
<b>Applicant:</b>	Matt Cox, Allenbrand-Drews	<b>Project Type:</b>	Rezoning & Preliminary Plat
<b>Staff Planner:</b>	Kimberly Portillo, AICP	<b>Proposed Use:</b>	Agricultural & Single-Family Residential



## PROJECT SUMMARY

Unified School District (USD) 232 intends to purchase 40 acres of property with the intent of developing a school in an undetermined timeframe in the future. The 40 acres includes a house that the current owner would like to retain. To facilitate the sale, the district will purchase the 40 acres, plat the property into two lots, and sell the 2-acre house lot back to the current owner. Lot 1 will be rezoned to RP-1, final platted and will accommodate the house. Lot 2, approximately 35 acres net, will remain unplatted and zoned AG until such time that the school district or another future property owner seeks rezoning, platting, and plan approvals. The district has shared with Staff that they likely will not need all 35 acres of the property they will control for a new school and so a future revised preliminary plat is likely forthcoming which will provide greater development details for that property. The plat includes dedication of rights-of-way and easements for future public street improvements. This project requires a Public Hearing.

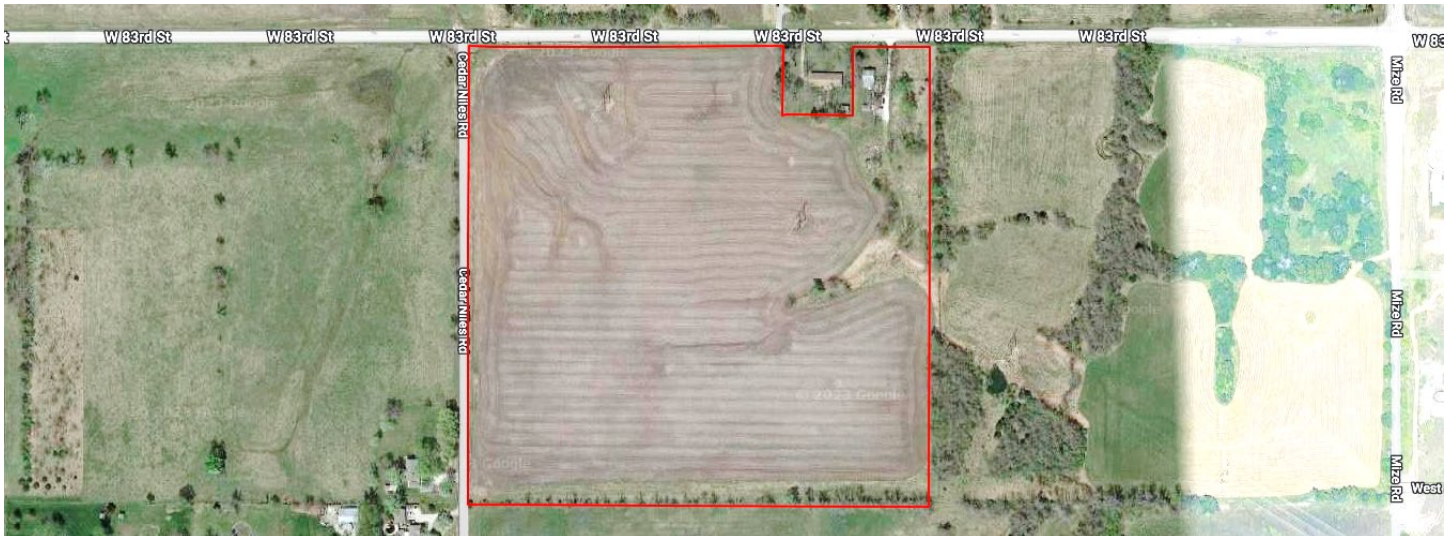
**STAFF RECOMMENDATION: APPROVAL**



## SITE INFORMATION

This site was annexed into the City of Lenexa in the late 1980s and has held an agricultural zoning classification and use since. One home, built in 1910, is located at the northeast corner of the property.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
40.6	968	AG	Suburban Residential



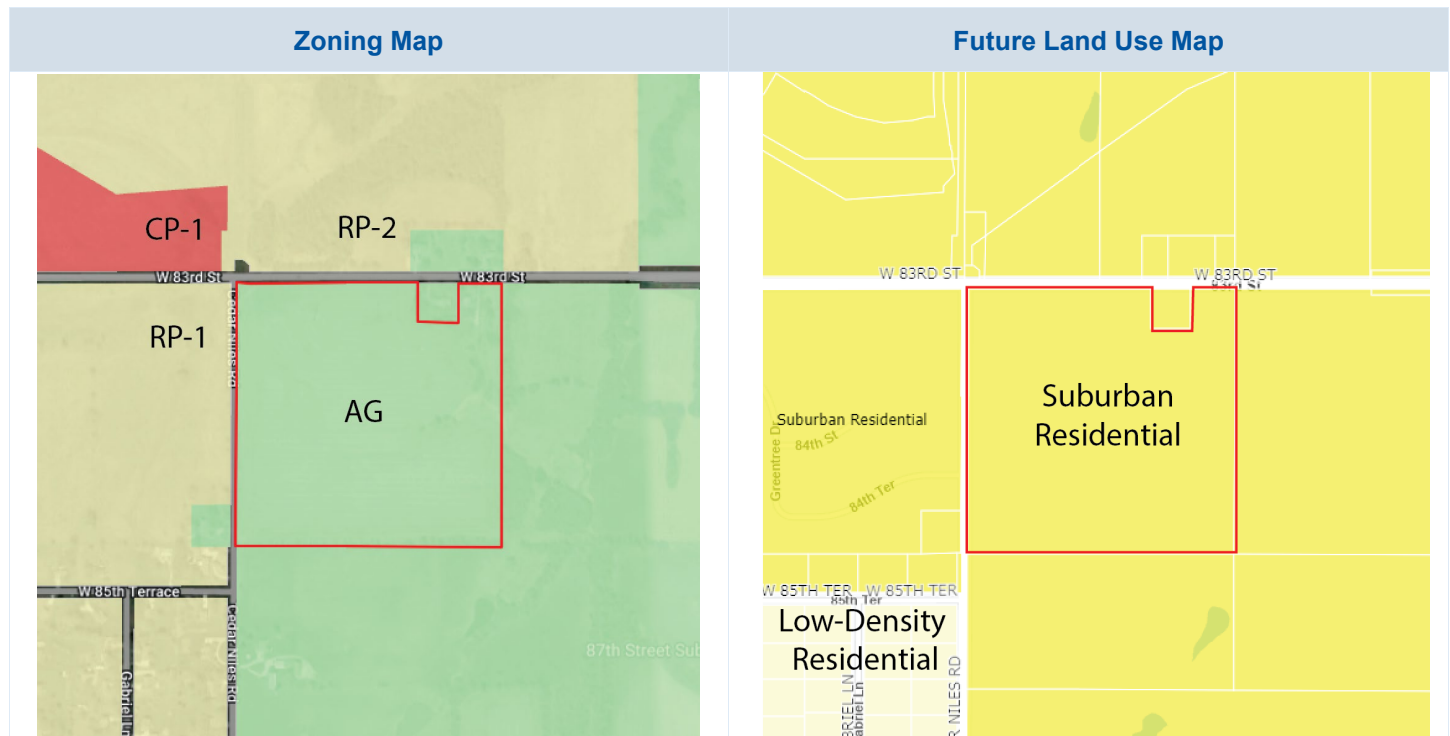
**Exhibit 1: Aerial Image of Subject Site**



**Exhibit 2: Birdseye View of Subject Site**

## LAND USE REVIEW

The property is zoned AG, Agricultural and a portion of the property is to be rezoned to RP-1, Planned Residential Single-Family with this application. The proposed use is compatible with existing and planned surrounding uses which include the planned Stoneridge single-family subdivision to the west and planned Stoneridge North single-family and two-family development to the north. The future land use of Suburban Residential allows a density of up to 3.5 dwelling units per acre.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Suburban Residential	AG, Agricultural District	Agricultural
<b>North</b>	Suburban Residential	RP-2, Planned Residential (Intermediate-Density) District, AG, Agricultural District	Planned Stoneridge North Single and Two-Family Development, Single-Family Residential/Vacant
<b>South</b>	Suburban Residential	AG, Agricultural District	Farming/Ranch Land
<b>East</b>	Suburban Residential	AG, Agricultural District	Farming/Ranch Land
<b>West</b>	Suburban Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Planned Stoneridge Single-Family Development

## REZONING REVIEW

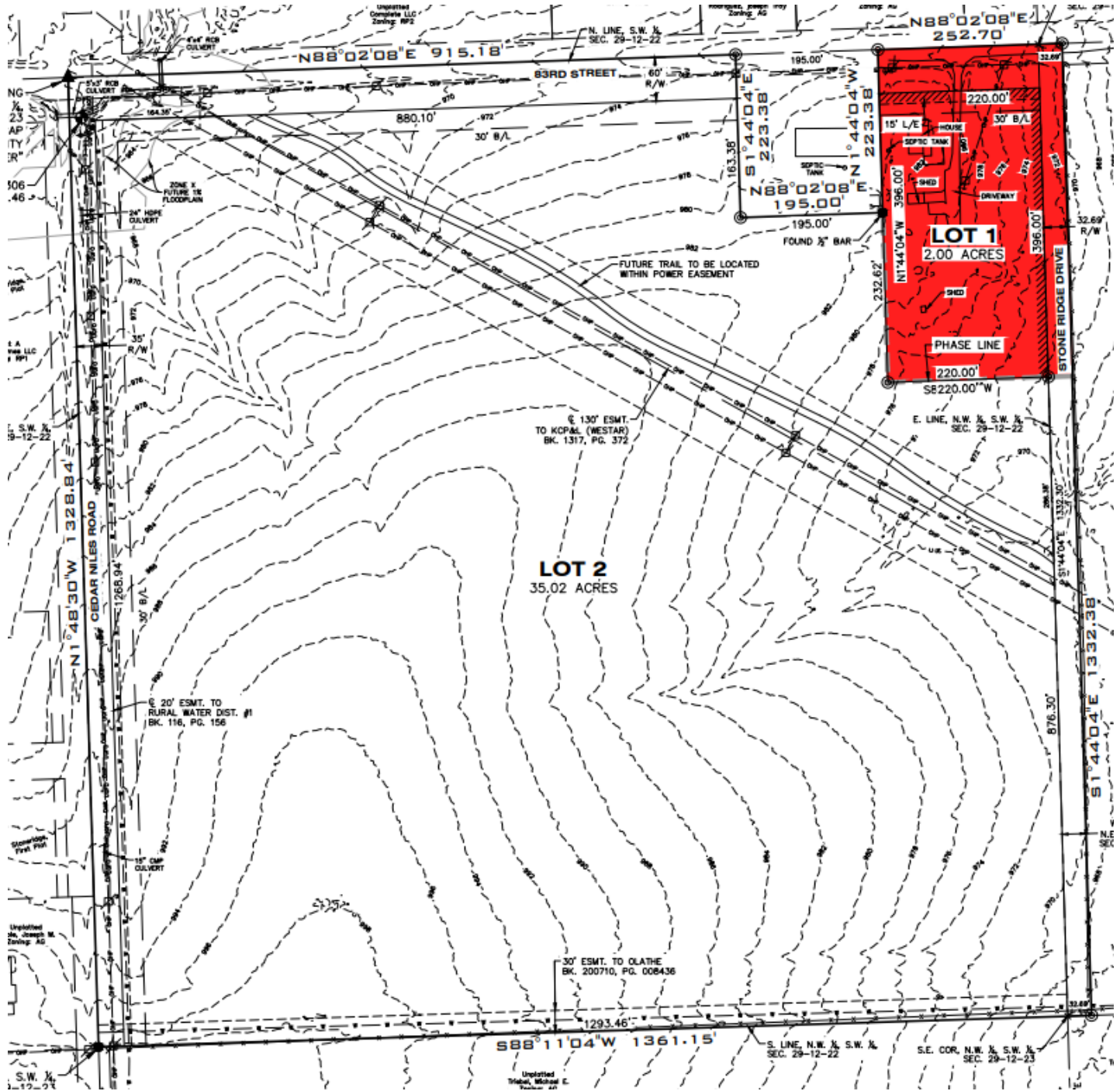
The area intended to be rezoned is proposed Lot 1 of the Viscek Estates preliminary plat. This lot is two acres and will be rezoned from the AG, Agricultural Zoning District to the RP-1, Planned Residential Single-Family (Low-Density) Zoning District. The 40-acre parcel of Viscek Estates has been a homestead and farm since at least 1910 when the home was built. With residential development planned and happening in the surrounding vicinity, this subject two-acre parcel is now being split from the larger agricultural portion of the property so it can remain as a single-family home while the rest of the land can become available for future development.

The use of Lot 1 is not changing from a single-family residential use; however, it cannot remain zoned AG because it does not meet the minimum lot size of 20 acres for the AG Zoning District. Lot 1 is being rezoned to accommodate a smaller lot size of two acres which fits within the RP-1, Planned Residential Single-Family (Low Density) Zoning District and allows for the current septic system to be utilized for the lot.

**TABLE 2: REZONING ANALYSIS**

Current Zoning	Proposed Rezoning





**Exhibit 3: Full extent of Viscek Estates Preliminary Plat with area to be rezoned to RP-1 shown in red.**

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

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

The site is in an area that is currently experiencing suburban development. While surrounding properties still appear agricultural in nature, low-to-medium density residential subdivisions have been approved north and west of the property.

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

The zoning and use of nearby properties are outlined in Table 1. The proposed use is compatible with nearby properties because they are similar low-intensity agricultural or low-density residential uses.

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

The property has historically been suitable for agricultural uses; however, westward expansion of development into Lenexa has resulted in more intensive planned future land uses of this property as suburban development.

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

The rezoning will not detrimentally affect nearby property considering the use of the property as agricultural with a single-family home will not change.

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

The property has a single-family home, which was built in 1910. The remainder of the site has not been developed beyond agricultural uses.

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

Denial of the application would limit availability of the remaining approximately 35 acres of the site from being developed. The larger portion of the site will be used by USD 232 for future development as a school. The expansion of school capacity is important as suburban growth occurs into this area. Failure to provide adequate facilities to accommodate the growth could have negative impacts, such as overcrowding, on the school system in the future.

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

See Staff's recommendation.

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

The future land use of this site is designated by the Master Plan as Suburban Residential, defined as suburban-density detached single-family housing not exceeding a gross density of 3.5 dwelling units per acre. The planned use conforms with the future land use classification.

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

The site has access to all utilities with the exception of sanitary sewers. The current home operates on a septic system and there is not a sanitary sewer main within 200' of proposed Lot 1. The applicant is proposing a gross lot size of two acres which is the minimum required acreage by Johnson County Wastewater to allow a septic system.

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

The home has sufficient off-street parking and would not present parking problems. The existing driveway has access onto W. 83<sup>rd</sup> Street, which is currently the only right-of-way frontage available. The City's Northwest Lenexa Roadway study, which provided a concept design for W. 83<sup>rd</sup> Street, identified the section line on this property as a future full access roadway location, for which right-of-way is being dedicated with the accompanying plat consistent with similar dedications on the north side of W. 83<sup>rd</sup> Street. Additional right-of-way for future expansion of W. 83<sup>rd</sup> Street is also being dedicated. USD 232 and the property owner have acknowledged in responses to staff and with a note on the plat that driveway access to W. 83<sup>rd</sup> Street will be removed in the future when access from a new local street becomes available.

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

There will be no environmental impacts from the proposed use as no new development will be occurring as part of this application.

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

The rezoning of Lot 1 does not include construction of any new buildings or impervious areas and therefore will not negatively impact the capacity or water quality of the stormwater system or natural assets in the vicinity of the subject property.

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

The applicant is able to satisfy the requirements of the RP-1 Zoning District and other applicable zoning regulations and ordinances.



## PRELIMINARY PLAT REVIEW

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This is a preliminary plat of 40.6 acres into two lots in the AG, Agricultural Zoning District. There is a concurrent application to rezone Lot 1 to the RP-1 Zoning District. No improvements are proposed as a part of this project. This project is intended only to allow the existing house and the surrounding land on proposed Lot 1 to be split from the larger land area shown as Lot 2.

The resulting plat will have two lots:

### Lot 1:

- 2.0 acres
- Remaining a single-family residential use with one dwelling
- Rezoned to RP-1, Planned Residential Single-Family
- Access is available from W. 83<sup>rd</sup> Street. When the future street network is developed it is planned that the lot will then be accessed from a future local street. This plat reflects a limit of no access along the planned right-of-way to the east and along W. 83<sup>rd</sup> Street, with the exception of the existing driveway location. It is anticipated that the limits of no access will change with future development.
- A 15' landscape easement is to be dedicated to the City of Lenexa along W. 83<sup>rd</sup> Street. With the final plat, this easement will also need to be provided adjacent to the future right-of-way to the east. It shall be the responsibility of the landowner to maintain the easement.
- The lot does not have sanitary sewer service and has an existing septic system. The lot area is two acres to meet the minimum requirements to have a septic system as set forth by Johnson County Wastewater.
- The applicant intends to file for final plat approval immediately following approval of the preliminary plat.

### Lot 2:

- 35.02 acres
- Agricultural use/vacant land
- Zoned AG, Agricultural
- This site has frontage onto W. 83<sup>rd</sup> Street and Cedar Niles Road. There are no planned drive entrances at this time.
- There is an existing 130-foot-wide power easement running from the northwest corner diagonally through the site. A future public trail connection is planned within the power easement. A trail easement for the future trail will be dedicated to the City of Lenexa when Lot 2 is developed.
- There is a portion of stream buffer on the northwest corner of the lot.

The remaining 3.58 acres will be dedicated to the City of Lenexa as rights-of-way for future street improvements as shown on the plat. This dedication requires acceptance by the Governing Body at the time of final plat.



The applicant is not requesting any deviations.

## REVIEW PROCESS

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- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on October 17, 2023.
- The applicant should inquire about additional City requirements, such as permits and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

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### ★ Conduct a Public Hearing.

### ★ Staff recommends approval of the proposed Preliminary Plat and Rezoning for Viscek Estates.

- This is a preliminary plat of two lots and a rezoning of Lot 1 from AG, Agricultural to RP-1, Planned Residential Single-Family (Low Density) to accommodate the sale of an approximately 35-acre site for future development.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* and *Strategic Community Investment* to create *Vibrant Neighborhoods*.

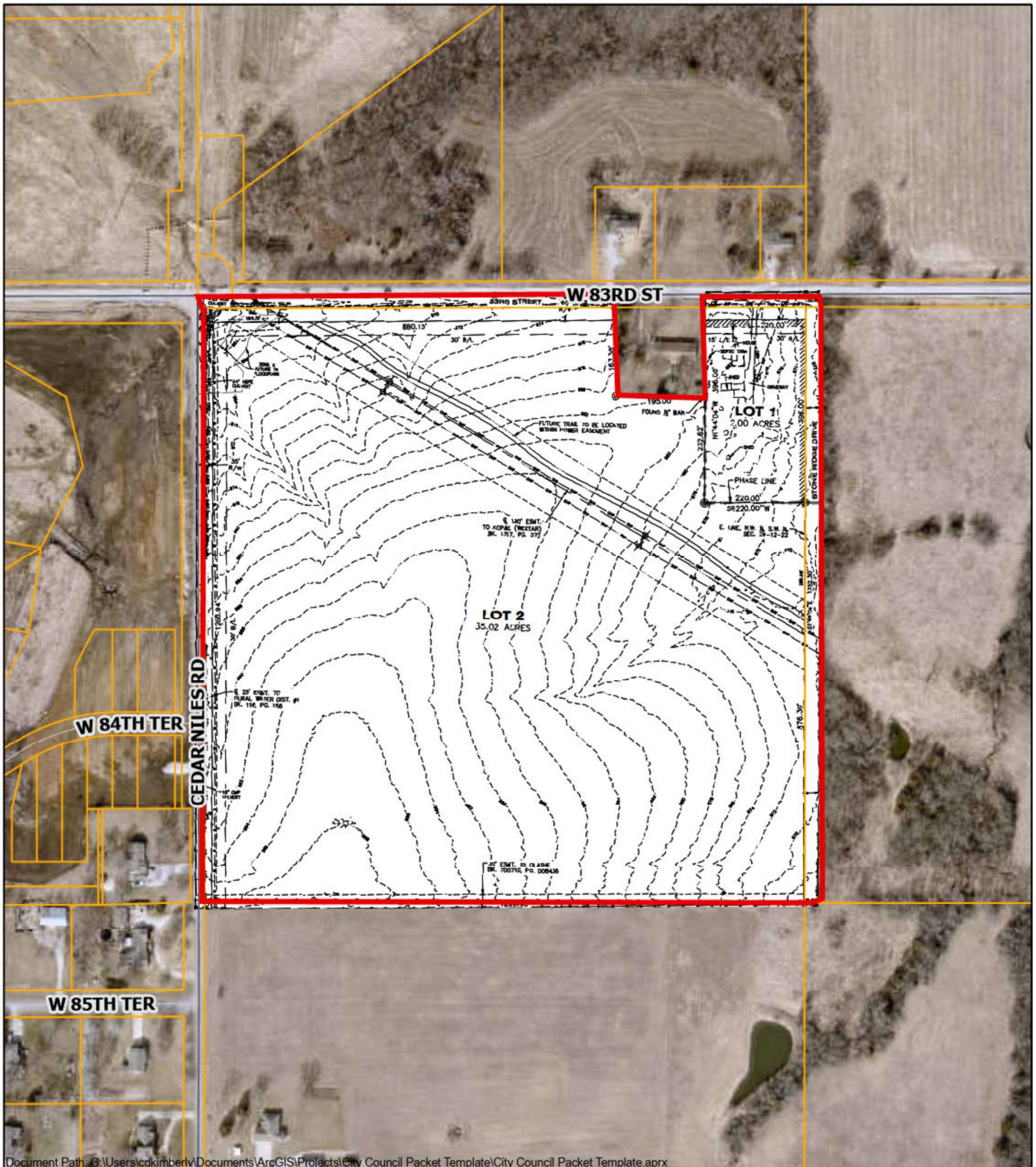
## REZONING

Staff recommends **approval** of rezoning the 2-acre Lot 1 from AG to RP-1 for RZ23-06 – **Viscek Estates** at 25925 W. 83<sup>rd</sup> Street, for a single-family home.

## PRELIMINARY PLAT

Staff recommends **approval** of the preliminary plat for PT23-05P – **Viscek Estates** at 25925 W. 83<sup>rd</sup> Street, for a single-family home and agricultural uses.





Document Path: G:\Users\cdkimberly\Documents\ArcGIS\Projects\City Council Packet Template\City Council Packet Template.aprx

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

# Viscek Estates RZ23-06 & PT23-05P



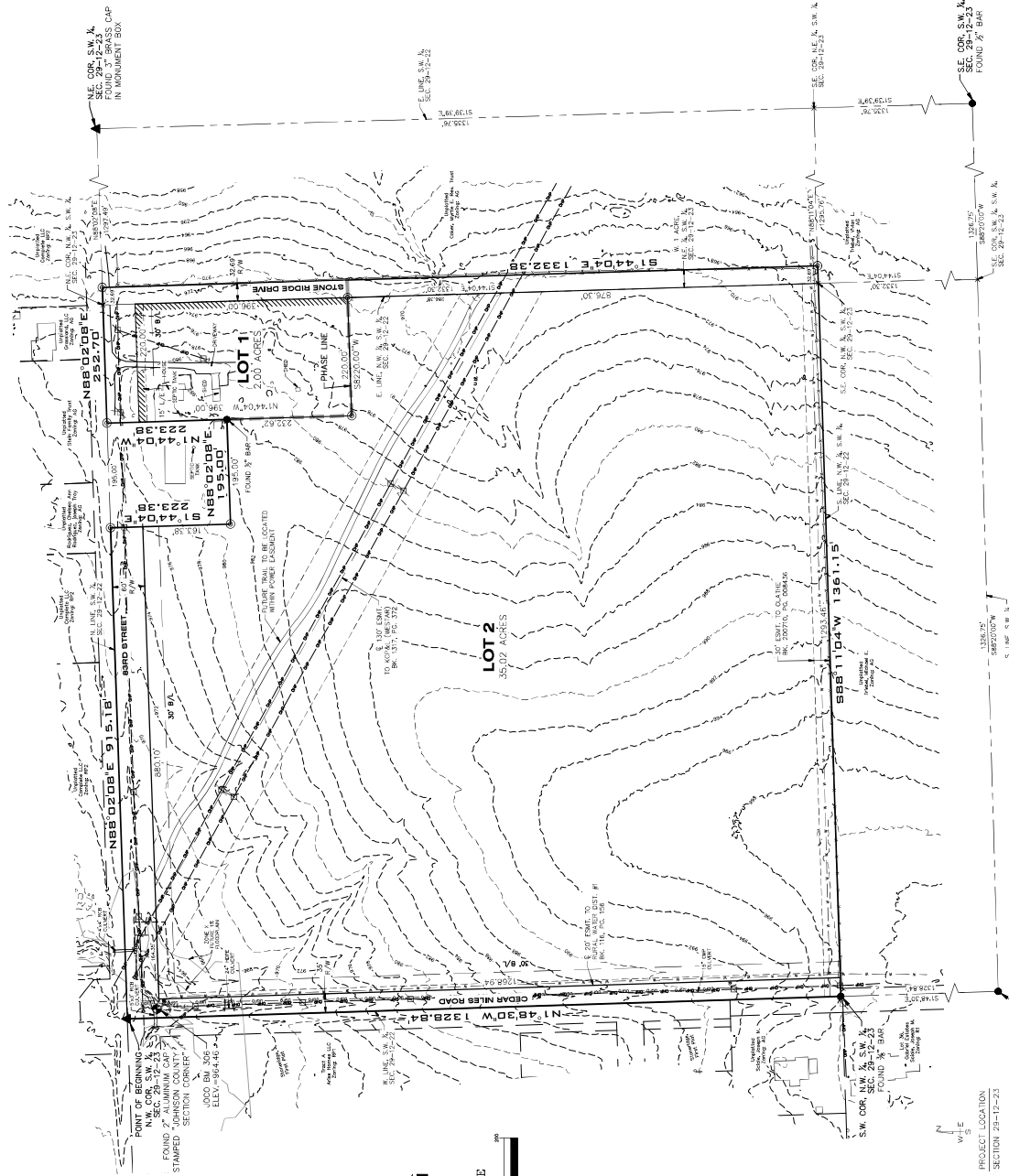
PRELIMINARY PLAT/REZONING PLAN

VISCEK ESTATES

PART OF THE S.W. 1/4, SEC. 29-12-23  
CITY OF LENEXA, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION  
All that part of the Northwest Quarter of the Southwest Quarter and the West 1/2 of the Northeast Quarter of the Southwest Quarter of Section 29, Township 12 South, Range 23 East, in the City of Lenexa, Kansas, being more particularly described by Matthew R. Cox, P-1587 on August 17, 2023 as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 29; thence North 88 degrees 02 minutes 08 seconds East, along the North line of the Southwest Quarter of said Section 29, a distance of 933.88 feet; thence South 1 degree 04 minutes 00 seconds East, along the East line of the Southwest Quarter of said Section 29, a distance of 102.00 feet; thence North 1 degree 04 minutes 00 seconds West, a distance of 233.38 feet to a point on the North line of the Southwest Quarter of said Section 29; thence North 88 degrees 02 minutes 08 seconds East, along the North line of the Southwest Quarter of the Southwest Quarter of said Section 29, a distance of 102.00 feet; thence South 1 degree 04 minutes 00 seconds East, along the East line of the Southwest Quarter of the Southwest Quarter of said Section 29, a distance of 102.00 feet; thence North 1 degree 04 minutes 00 seconds West, a distance of 233.38 feet to a point on the South line of the Northeast Quarter of the Southwest Quarter of said Section 29; thence South 88 degrees 11 minutes 04 seconds West, along the South line of the Northeast Quarter and the Northwest Quarter of the Southwest Quarter of said Section 29, a distance of 1328.84 feet to the point of beginning, containing 45.60 acres, more or less.




LEGEND	
▲	MORNING FOUND AS DESCRIBED
—	WATER LINE
—	BAR FOUND AS DESCRIBED
—	GAL LINE
—	UNDERGROUND POWER LINE
—	UNDERGROUND FIBER OPTIC
—	PLASTIC GAS LINE
—	PIPE
—	FIRE HYDRANT
—	EXISTING GRAVEL DRIVEWAY
—	WATER VALVE
—	POWER POLE
—	GUY ANCHOR
—	LIGHT POLE
—	R/W STREET RIGHT-OF-WAY
—	B/L BUILDING SETBACK LINE
—	L/F LANDSCAPE EASEMENT

- NOTES:
1. Basis of Bearings: Kansas State Plane, North Zone.
  2. Contours shown are from Johnson County AIMS on 7/28/2023. Contours are shown on the plat for information only. The use or citation of the Stream Corridor may apply.
  3. Contours shown were obtained from Johnson County AIMS on 7/28/2023.
  4. Lot 1 will be final platted immediately subsequent to preliminary plat approval. The area shown as Lot 2 will be developed and platted at a later date.
  5. No improvements are proposed as a part of this project. This project is intended only to allow the existing house and the surrounding land to be developed and platted at a later date.
  6. Developer acknowledges that driveway access to 83rd Street may be removed in the future and proposed Lot 1 could access a new local street.
  7. Units of area are depicted along proposed right-of-way except in the locations of the laterals are unknown.
  8. The location of the existing septic tank on proposed Lot 1 is shown, but the location of the laterals are unknown.
  9. West Lot 2 is proposed to be a public sewer main.
  10. An easement for the future trail will be dedicated to the City of Lenexa when Lot 2 is developed.

Current Zoning: AG (Agriculture)  
Proposed Zoning for Lot 1: RP-1 (Planned Residential - Low Density)  
Drainage Classification: J

Project Bench Mark: JACO BM 390  
The Southwest corner of a headwall for an RCB, on the south side of Cedar Miles Road, 50' south of 83rd St. Elevation: 984.46

PREPARED FOR:  
DR. 2070 ASD 2424  
35000 W 91ST STREET  
LENEXA, KS 66150  
PHONE: 913-667-6200  
CONTACT: STEVE BEGHAND



**CIVIL ENGINEERS**  
**LAND SURVEYORS - LAND PLANNERS**  
JASON W. VISCEK  
OLIVER KANSAS 89861  
PHONE: (913) 764-1076  
FAX: (913) 764-8635

VISCEK ESTATES

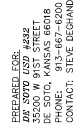
AD PROJECT #98619 29-12-23 PRELIMINARY PLAT

**VISCEK ESTATES**

**LEGAL DESCRIPTION**

All that part of the Northwest Quarter and the West 100 acre of the Northeast Quarter of the Southwest Quarter of section 29, Range 33N, Township 47S, County of Lincoln, Kansas, being more particularly described by Matthew C. Cox, T-52-18-01-A07, 2023 as follows:

Beginning at the North East corner of Section 29; thence North 88 degrees 06 minutes 04 seconds East, along the North line of the Southwest Quarter of said section, a distance of 951.18 feet; thence South 1 degree 44 minutes 04 second East, a distance of 222.38 feet; thence North N 88 degrees 02 minutes 08 seconds East, a distance of 195.00 feet; thence North 1 degree 44 minutes 04 seconds West, a distance of 222.18 feet to a point on the parallel line of said section; thence North 1 degree 44 minutes 04 seconds East, a distance of 195.00 feet to the East line of the Northeast Quarter of said section; thence North 1 degree 44 minutes 04 seconds East, with 12.62 feet East of the West line of the Northeast Quarter of the Southwest Quarter of said section, a distance of 133.28 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter of said section; thence North 1 degree 44 minutes 04 seconds West, along the South line of the Northeast Quarter and the Northwest Quarter of the Southwest Quarter of said section, a distance of 1361.15 feet to the Southwest corner of the Northeast Quarter of the Southwest Quarter of said section; thence North 1 degree 44 minutes 04 seconds West, along the West line of the Southwest Quarter of said section, a distance of 1328.46 feet to the point of beginning, containing 2450.00 acres, more or less.

**VISCEK ESTATES**

**CIVIL ENGINEERS**  
**LAND SURVEYORS - LAND PLANNERS**  
222 N. WATER STREET  
LATHAM, KANSAS 66041  
PHONE: (913) 764-1076  
FAX: (913) 764-8636

AD PROJECT #38619

29-12-23 PRELIMINARY PLAT

29-12-23 PRELIMINARY PLAT



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## CALL TO ORDER

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Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, August 28, 2023. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87<sup>th</sup> Street Parkway, Lenexa, Kansas.

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## ROLL CALL

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### COMMISSIONERS PRESENT

Chairman Chris Poss  
Vice-Chairman Mike Burson  
Commissioner Ben Harber  
Commissioner Don Horine  
Commissioner David Woolf  
Commissioner John Handley  
Commissioner Brenda Macke  
Commissioner Cara Wagner

### COMMISSIONERS ABSENT

Commissioner Curt Katterhenry

### STAFF PRESENT

Scott McCullough, Director of Community Development  
Stephanie Kisler, Planning Manager  
Tim Collins, Engineering Construction Services Administrator  
Andrew Diekemper, Assistant Chief – Fire Prevention  
Steven Shrout, Assistant City Attorney  
Dave Dalecky, Planner II  
Kim Portillo, Planner III  
Logan Strasburger, Planner I  
Will Sharp, Planning Intern  
Gloria Lambert, Senior Administrative Assistant

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## APPROVAL OF MINUTES

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The minutes of the July 31, 2023 meeting were presented for approval. Chairman Poss entertained a motion to **APPROVE** the minutes. Moved by Commissioner Handley, seconded by Commissioner Horine, and **APPROVED** by a majority voice vote.

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## CONSENT AGENDA

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1. **Silverleaf, Second Plat - Consideration of a final plat for a single-family residential subdivision located at the northeast corner of 95th Street and Monticello Road within the RP-2, Residential Planned (Intermediate Density) District. PT22-21F**
2. **Silverleaf, Third Plat - Consideration of a final plat for the replat of a single-family lot located at 9345 Aurora Street within the RP-1, Planned Residential (Low Density) District. PT23-17F**
3. **Meddy's Restaurant No. 8 - Consideration of a final plan for a multi-tenant commercial building with restaurant and retail uses located near the southwest corner of W. 88th Street and Maurer Road within the PUD, Planned Unit Development District. PL23-17F**

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Items 1-3. Moved by Commissioner Woolf, seconded by Commissioner Macke, and carried by a unanimous voice vote.

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## REGULAR AGENDA

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### 4. Headache Relief Center - Consideration of a special use permit for a medical clinic use located at 8807 Long Street within the NP-O, Planned Neighborhood Office District. SU23-07

#### APPLICANT PRESENTATION

Scott Chorny, owner of Headache Relief Center, said he founded Headache Relief Center just over 30 years ago. His office in Lenexa has been in existence for about seven years. Although he is a trained chiropractor, his practice has been headache and migraine disorders for the last 28 ½ years. His patient base is in Lenexa, Kansas City, and some even travel from Nebraska and Oklahoma. The day-to-day practice involves consultation services, examinations, spinal alignment, theory, and rehabilitation. Their business network also includes a neurologist, pain specialist and physical therapist. He is requesting a special use permit to move to 8807 Long Street because their old location is outdated and does not fit their current image.

#### STAFF PRESENTATION

Logan Strasburger presented the Staff Report. She displayed an aerial image showing the site location and talked about the zoning and future land use. She noted that a special use permit is required for chiropractic use in an NP-O, Planned Neighborhood Office District. The building has 20 other tenants including medical offices, attorneys, and other general office uses. Two of the medical offices are non-conforming because they do not have a special use permit. There is also a driving school with an existing special use permit. She displayed an aerial street view of the building and its location noting there are similar uses in that area. Staff believes it is an appropriate use in that location. She explained the special use permit criteria and noted that full responses for each of the criteria were in the Staff Report. Staff recommends approval of the special use permit for a medical clinic use for Headache Relief Center for a period of five years.

#### PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. No one from the audience came forward.

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

#### PLANNING COMMISSION DISCUSSION

Chairman Poss said in reviewing staff's report it seemed pretty straight forward and, in his opinion, all 13 special use permit criteria have been met.

#### MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of a special use permit for a medical clinic known as **Headache Relief Center** at 8807 Long Street for a period of five years.

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



## 5. NeuroEdge Chiropractic - Consideration of a special use permit for medical clinic use located at 13100 W. 95th Street, Suite 3A, within the NP-O, Planned Neighborhood Office District. SU23-08

### APPLICANT PRESENTATION

Andrew Maloy, owner and operator of NeuroEdge Chiropractic has been in practice for about eight years. His practice specializes in pain management and optimal performance by specializing in therapeutic techniques, soft tissue, and rehabilitative exercises.

He noted that the property owner resurfaced, relined, and refinished the parking lot and are currently waiting on bids for tree trimming and masonry work on the trash receptacle. He expects to get a response by next week. He did some trash clean up at the site on his own today.

### STAFF PRESENTATION

Logan Strasburger presented the Staff Report. The applicant applied for the special use permit only for Suite 3A and not the entire building at 13100 West 95<sup>th</sup> Street. There are twelve tenant spaces in the building. The medical clinic use aligns with the Future Land Use Map for Office and Employment Center, so the use is consistent with the Comprehensive Plan. She displayed a street view of the site, one from 95<sup>th</sup> Street looking north and the other from Noland Road looking west.

Of the 13 criteria used to review the special use permit request, Ms. Strasburger pointed out number 13 and stated there are property maintenance violations that must be remedied to comply with zoning requirements. To achieve compliance, screening of the waste receptacle, overgrown vegetation, and tree limbs in the parking lot will need to be removed. She displayed a photo of the parking lot before and after resurfacing. The applicant is working with contractors to get the remaining outstanding issues resolved. Staff recommends approval of the special use permit of a medical clinic for NeuroEdge Chiropractic for a period of five years with the conditions previously mentioned. The applicant will be given 90 days from approval of the special use permit to resolve all issues.

### PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. No one from the audience came forward.

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

### PLANNING COMMISSION DISCUSSION

Commissioner Horine asked if the owner knows what will happen if all issues are not resolved within 90 days from approval of the special use permit. Andrew Maloy said that he was under the assumption that the City would revoke the special use permit. Stephanie Kisler responded that Staff would first look at it as a property maintenance issue before the revocation process. She noted the property owner is ultimately responsible for property maintenance, but Staff wanted to further incentivize property maintenance through the special use permit process.

Commissioner Horine said he wanted to make sure the applicant was aware of the repercussions if things do not get done. Andrew Maloy said he will continue to reach out to the office manager. Stephanie Kisler assured Commissioner Horine that the owner has been very communicative about the issues and has

begun work on some of the items. There will be an update as this application proceeds to the Governing Body.

Chairman Poss said it looked as though the parking lot had not been resurfaced. It just looked as if potholes were patched, the lot was seal coated, and striping was redone. Logan Strasburger responded that they laid asphalt over the pavement, restriped it and the property looks significantly better.

## MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of SU23-08, a special use permit for a medical clinic known as **NeuroEdge Chiropractic, LLC** at 13100 W. 95th Street, Suite 3A, for a period of five years with the following condition:

1. The applicant/property owner shall have 90 days from the date of approval of the SUP to:
  - a. screen the waste receptacle with masonry as required by Section 4-1-D-2-P-1;
  - b. remove overgrown vegetation; and
  - c. trim trees

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

**6. A Greater You - Consideration of a special use permit for personal instruction, general use located at 9900 Pflumm Road, Suite 44, within the BP-2, Planned Manufacturing District. SU23-09**

### **APPLICANT PRESENTATION**

Jason Belz, operator of A Greater You said the business has been operating for eight years, about half of that time in Lenexa at 9900 Pflumm Road in a 3,000 square foot space. They have worked with Christian Duke, a coach who has leased space alongside them. A Greater You has partnered with Mr. Duke for three years and because they share so many athletes, they felt it would be beneficial to look for a larger space to share. They found the space within Suite 44 of the same business park to continue that partnership.

### **STAFF PRESENTATION**

Will Sharp presented the Staff Report for the request of a special use permit for a personal instruction, general use in BP-2, Planned Manufacturing District. A Greater You is a sport performing gym that trains youth and college athletes, while partnering with Runningmate KC and Soccer Trainr KC at 9900 Pflumm Road, Suite 44. A special use permit is required because the 7,700 square foot space exceeds the 5,000 square-foot threshold for personal instruction uses that are allowed by right in BP-2, Planned Manufacturing District. He displayed the Future Land Use and Zoning Maps showing that the site was surrounded by business park uses. He shared exterior and interior photos of the site. A Greater You received no complaints from neighbors while at their previous location in the same business park. He displayed the 13 criteria used to review the special use permit and said they were detailed in the Staff Report. Staff recommends approval of the special use permit for personal instruction general use for A Greater You and its partnering businesses for a period of three years.

### **PUBLIC HEARING**

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. No one from the audience came forward.

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

### **PLANNING COMMISSION DISCUSSION**

Commissioner Handley asked if the period of three years is something that is set in the Code and is that why we are recommending it or why aren't we recommending five years like the other two previous applicants? Will Sharp replied that three years is the maximum for a first special use permit request.

Commissioner Burson commented that the Staff Report states the recommendations of "a personal instruction, general use for A Greater You and its partnering businesses for three years" is very broad and vague when mentioning "partnering businesses". Who is the special use permit for? Stephanie Kisler replied the special use permit is for A Greater You, Runningmate KC, and Soccer Trainr KC. Because all three businesses share the same space, Staff wanted the special use permit to encompass all three rather than having them seek individual special use permits.

Chairman Poss told Staff he appreciated the analysis of the special use permit criteria with respect to movement in a business park, especially when it involves children in the parking lot.

### **MOTION**



Chairman Poss entertained a motion to recommend **APPROVAL** of SU23-09, a special use permit for a personal instruction, general use for **A Greater You** and its partnering businesses at 9900 Pflumm Road, Suite 44 for a period of 3 years.

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

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**7. Raman 101<sup>st</sup> Street Single-Family (also known as Falcon Farms) - Consideration of a preliminary plat for a single-family residential subdivision located near the northeast corner of W. 101st Street and Lone Elm Road within the R-1, Single-Family Residential District. PT23-03P**

**APPLICANT PRESENTATION**

Mason Olson, with Olsson Engineering, spoke on behalf of the applicant. He explained the proposed development is zoned single-family residential and has a large transmission line going through the center as well as a detention pond that facilitates stormwater runoff from nearby residential homeowners. The site will include 66 single-family lots ranging from a quarter to a half-acre in size. They will be 1,600+ square feet and the building materials will be determined at final plan stage. They are providing two new detention ponds to help mitigate stormwater runoff. They also plan to preserve a large portion of the native plants on site. The developer will provide a trail easement and connectivity with the City's trail system.

**STAFF PRESENTATION**

Kim Portillo presented the Staff Report. She acknowledged that the notification signs listed the project name as "Raman 101<sup>st</sup> Street", but going forward the project will be known as Falcon Farms. She gave an overview of the site location and explained the previously approved plan, Stoneview Estates, Third Plat, expired in 2010. The Falcon Farms layout is similar to the expired Stoneview plan but there are some changes within the proposed site plan. Staff concluded that the Falcon Farms application is in compliance with zoning and Future Land Use. The applicant will provide a connection from 101<sup>st</sup> Street to Lone Elm Road and 99<sup>th</sup> Street will connect into the existing subdivision. There will be four cul-de-sacs coming off those main roads. She showed a comparison of the previously approved plat pointing out the buffer areas adjacent to Lone Elm Road and noted a condition that the applicant must revise the fence to a 15-foot buffer requirement at the time of final plat. There will be a city-wide trail system and the applicant will dedicate a trail easement with the plat including language for trail maintenance. She noted five revisions necessary for final plat stage, which relate to a 20-foot trail easement, housing classification, maintenance of tracts and easements, and the landscape buffer along Lone Elm Road. Staff recommends approval of the preliminary plat for Falcon Farms.

**PLANNING COMMISSION DISCUSSION**

Commissioner Horine asked if the 1,600 square-foot homes will require any deviations. He said that seems small for the R-1 Zoning District. Kim Portillo believes the homes would fit on the lots. She said the applicant indicated a housing classification of "A" within their revision responses so there needs to be further discussion on that topic. Stephanie Kisler noted housing classification information from the code.

Commissioner Wagner asked if there is a general level of coordination with the Olathe School District when developing large subdivisions. Kim Portillo replied that Staff currently does not have a specific process in coordinating with the public schools. She mentioned that is taken into consideration at time of rezoning of the property.

Chairman Poss asked the applicant if they will be requesting any setbacks or deviations. He commented on the layout of the lots and asked if everything will fit without deviations on the corner lots. Mason Olson said they have gone through several iterations and revised some of the lot lines so yes, they homes will fit without deviations.

Commissioner Burson asked the applicant if they will ask for deviations from requirements for rear and side yard setbacks. Mason Olson said they will not be requesting deviations.

Commissioner Macke asked who would be providing maintenance on the detention tracts. Mason Olson said he was not sure, either the developer will enter into an agreement, or it will be maintained by the HOA. It will be decided at final plat stage.

Commissioner Macke emphasized the importance of getting the vegetation areas established. She would like to see native vegetation because she feels that will be appealing.

## MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plat/plan for PT23-03P – **Raman 101<sup>st</sup> Street Single Family (Falcon Farms)** at the northeast corner of W. 101<sup>st</sup> Street and Lone Elm Road, for a single-family residential development, with a condition that the plat be revised to address Staff's recommended changes at final plat stage.

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



**8. Canyon Creek Apartments - Consideration of a preliminary plan for a multi-family residential development located near the northeast corner of Canyon Creek Boulevard and K-10 Highway within the RP-2 Residential Planned (Intermediate-Density) and the RP-4, Residential Planned (High-Density) Districts. PL23-06P**

**APPLICANT PRESENTATION**

Jake Mooney, Company, spoke on behalf of the developer, Andy Cope. He said there were several members of the team that were involved in the project present. He has worked with the developer for many years and is excited to see the project go forward in Lenexa.

Daniel Sailer, MRE Capital, said the site was a beautiful location and will invite nature into the future homes.

Dan Foster, Schlagel Engineering, said the site was made up of RP-2, Planned Residential (Intermediate Density) and RP-4, Planned Residential (High Density) Zoning Districts. The proposed density is less than what was previously proposed. The project consists of five buildings and several amenities including a dog park, playground feature, and game plaza. He discussed the building setbacks and pedestrian network within the site. He pointed out some differences between the concept plan and the preliminary plan. The preliminary plan stepped the buildings to go with the terrain and added a parking lot for the necessary hose reach for the Fire Department and added parking for lower-level dwelling units. A trail will connect to future Clare Road. He discussed preserving an area of landscape along K-10 and adding a significant amount of shade trees. They are requesting a setback deviation from the freeway setback and building height requirements.

Daniel Sailer spoke about the architecture. The project consists of 212 total units with 35% one bedroom, 35% two bedrooms and 30% three-bedroom units. It is a flat roof system with a parapet top to reduce the height of the building. He displayed renderings of the proposed site, the building materials, and the proposed amenities. The buildings will be a three-story or a three/four-story split.

**STAFF PRESENTATION**

Kim Portillo presented the Staff Report and noted the preliminary plan for Canyon Creek Apartments will serve as the preliminary plat. She showed an aerial of the location of the site and said there will be access off future West 99<sup>th</sup> Street. It is currently undeveloped and was recently approved as part of a concept plan for Cedar Canyon West. The Future Land Use is currently designated as Office, but Staff expects that will change with the forthcoming update of the Comprehensive Plan. She talked about the proposed site plan noting that the density has lessened from the previously approved concept plan.

Ms. Portillo pointed out that they will be hearing a preliminary and final plat application for 100<sup>th</sup> Street next on the agenda.

Ms. Portillo described some of the architectural materials that will be used. On the architectural rendering, there are two types of buildings, a three-story and a three/four split with four stories on the eastern side. A large portion of the applicant's landscape plan will be preserved or re-established plantings. She discussed the applicant's deviation request for a maximum height of 48 feet for building height or four-stories. She displayed a site line drawing provided by the applicant showing what the existing single-family residential homeowner from the north would see for building height. There is a significant distance from the single-family subdivision to the surrounding existing and future arterial roads. Staff supports the height deviations requested by the applicant. Staff is also in support of the requested 58-foot freeway setback deviation where a 100' setback is required from K-10 Highway right-of-way. The applicant is

providing landscaping beyond the minimum requirements. Staff recommends approval of Canyon Creek Apartments as presented.

## PLANNING COMMISSION DISCUSSION

Commissioner Woolf asked if there will be sufficient distance between the dog park and the single-family homes at Canyon Creek Forest and to the future two-family homes in Tract 3. Dan Foster showed an image on the screen and explained that the distance is adequate.

Commissioner Woolf asked if the dog park had hours. Jake Mooney said they do have hours and restrictions on the number of dogs allowed. Residents will not leave their dogs unattended. Commissioner Woolf talked about his experience with the noise level of dog parks. Jake Mooney mentioned the retaining wall by the grass pad and said the dog park site will sit low. Commissioner Woolf said the project was a nice design that fits well with the rest of the topography.

Commissioner Handley asked which of the buildings will house the business office within the complex? Jake Mooney replied that the entire first floor of Building 1 will house the offices.

Commissioner Burson asked if the applicants will be building 100<sup>th</sup> Street. Dan Foster replied yes, they will build 100<sup>th</sup> Street. They anticipate 99<sup>th</sup> Street to be completed by the time they begin work on 100<sup>th</sup> Street. Commissioner Burson talked about the height of the buildings and supports the requested deviations.

Commissioner Horine commented that he liked the architectural renderings and is also in support of the requested deviations. He asked the applicant if they own the property to the west and if will they develop it. Jake Mooney said no, they do not own that property. The applicant discussed the purchase of the property.

Commissioner Harber asked about the length of the trail connection. Dan Foster responded that they are limited due to topography.

Commissioner Wagner asked if there has been any consideration for electric vehicle charging stations. Jake Mooney said they have not but will look into it. She is in favor of the building height deviation.

Commissioner Macke complimented the applicant on their project design and how well it fits with the topography.

Chairman Poss asked about the screening on the roof and Jake Mooney responded that the equipment will not be seen. Chairman Poss supports the height deviations and setbacks.

## MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for PL23-06P – **Canyon Creek Apartment Homes** located near the northeast corner of Canyon Creek Boulevard and K-10 Highway.

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

9. **Canyon Creek 100th Street - Consideration of a preliminary plat and final plat for a public street to connect W. 99th Street southwesterly to Canyon Creek Boulevard within the CP-2, Planned Community Commercial, RP-2, Planned Residential (Intermediate Density), and RP-4, Planned Residential (High Density) Districts. PT23-04P & PT23-18F**

### APPLICANT PRESENTATION

Dan Foster said they are requesting a preliminary plat for the right-of-way and Tract A, which is a detention basin. They are building it with this project to contain any additional runoff coming from the street. There may be minor adjustments because of the curb type and median.

### STAFF PRESENTATION

Logan Strasburger presented the Staff Report. She said this will be a public street that connects Canyon Creek Boulevard to West 99<sup>th</sup> Street. There is a total of 5.6 acres utilized for the entire road and Tract A. She described the surrounding uses. The future owner will maintain Tract A but the City of Lenexa will have an easement for stormwater BMPs. Staff recommends approval of the preliminary and final plat for Canyon Creek 100<sup>th</sup> Street.

### PUBLIC SPEAKER

John Marshal, 9884 Hollis Lane, asked if 100<sup>th</sup> Street will be completed prior to construction commencing for the adjacent multi-family residential development. Chairman Poss responded that based on information provided for the multi-family residential development, the developer will complete 100<sup>th</sup> Street before they start building that development vertically.

### PLANNING COMMISSION DISCUSSION

Commissioner Horine said upon reading the Staff Report he saw there are easements. He wasn't sure if we dedicate easements for rights-of-way. Dan Foster said the waterline will not be in the easement so it will be dedicated by a separate instrument. The applicant is still in design for the sanitary sewer, and it will also be dedicated outside of the right-of-way by a separate instrument. There will be drainage easements at the intersections.

### MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plat, PT23-04F and final plat, PT23-18F for **Canyon Creek 100<sup>th</sup> Street**, a new public street between Canyon Creek Boulevard and W. 99<sup>th</sup> Street.

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



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## **STAFF REPORT**

Stephanie Kisler announced that there will be a Board of Appeals meeting on October 2<sup>nd</sup> prior to Planning Commission.

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## **ADJOURNMENT**

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 8:39 p.m. on Monday, August 31, 2023

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