

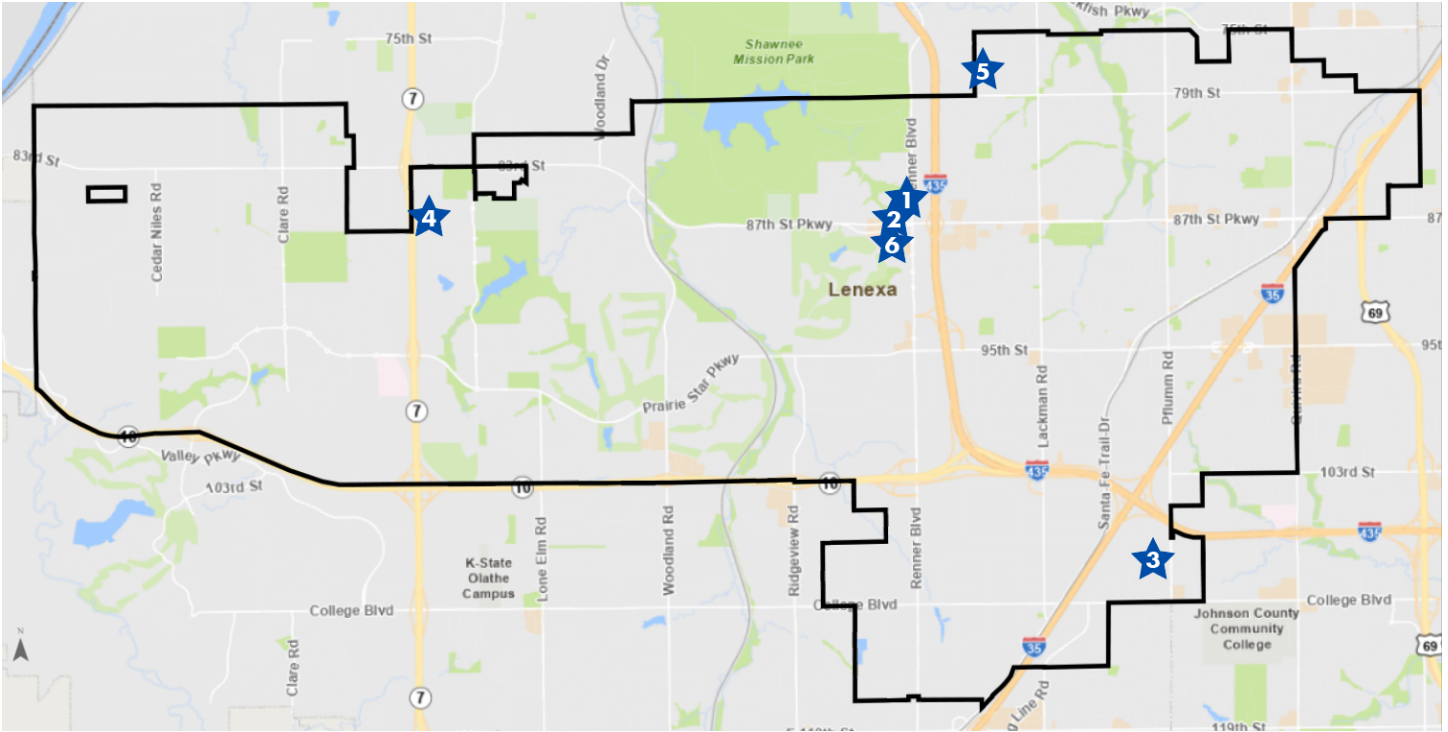
PLANNING COMMISSION AGENDA

APRIL 1, 2024 at 7:00 PM

Community Forum at City Hall
17101 W. 87th Street Parkway
Lenexa, KS 66219



AGENDA MAP



CALL TO ORDER

ROLL CALL

APPROVE MINUTES FROM THE MARCH 4, 2024 MEETING

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. Advent Health Building 2A and Parking Garage - Consideration of a final plan for a medical office building and parking garage on the Advent Health Campus located at the southwest corner of 86th Street & Renner Boulevard within the CC, Planned City Center District. PL24-03F**
- 2. Advent Health Building 2C - Consideration of a final plan for a mixed-use building on the Advent Health Campus located at the northeast corner of westbound W. 87th Street & Scarborough Street within the CC, Planned City Center District. PL24-04F**

3. **Crown IV (Midwest Compounders) - Consideration of a revised final plan for exterior modifications on property located at 13715 W. 109th Street within the CP-O, Planned General Office District. PL24-04FR**
4. **Westside Family Church, Second Plat - Consideration of a revised final plat to construct an accessory office building on property located at 8500 Woodsonia Drive within the R-1, Single-Family Residential District. PT24-02FR**
5. **Spyridakis/Cooper Home Deviation - Consideration of a deviation from the 25' side yard setback requirement to construct a single-family home at a 10' side yard setback on property located at 7802 Allman Road within the RP-E, Residential Planned Estate District. DV24-02**

REGULAR AGENDA

6. **Request to Continue to the June 3, 2024 Planning Commission Meeting - Consideration of a preliminary plan for a mixed-use development on property located approximately at the southwest corner of 87th Street Parkway & Scarborough Street within the CC, Planned City Center District. PL24-02P**

In accordance with the Planning Commission Bylaws, any item may be continued one time each by the applicant and by Staff as a matter of right. Any subsequent continuances may only be approved by majority vote of the Planning Commission. The applicant and Staff have each utilized their continuance by right for this item previously. To continue the item for a third time, the majority of the Planning Commission must approve a continuance.

STAFF REPORTS

ADJOURN

APPENDIX

7. **Draft Meeting Minutes - March 4, 2024**

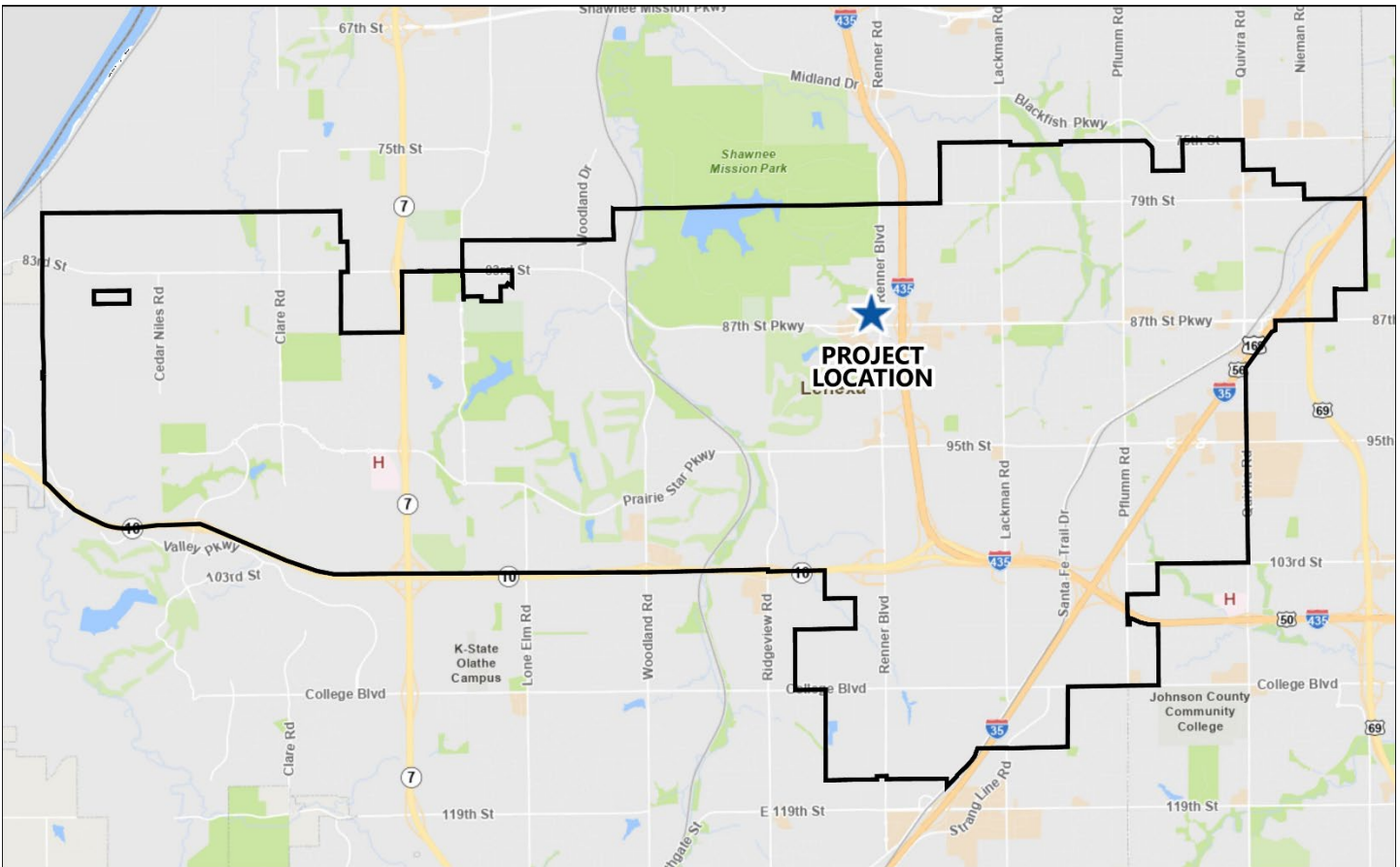
If you have any questions about this agenda, please contact Stephanie Kisler, Planning Manager, at skisler@lenexa.com.

*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.

ADVENT HEALTH BUILDING 2A & PARKING GARAGE

Project #:	PL24-03F	Location:	Southwest corner of W. 86 th Street & Renner Boulevard
Applicant:	Chase Kohler, RIC	Project Type:	Final Plan
Staff Planner:	Kim Portillo, AICP	Proposed Use:	Medical Clinic



PROJECT SUMMARY

The applicant proposes to construct a medical office building and the first phase of a parking garage as part of the Advent Health Life Campus development at the southwest corner of W. 86th Street and Renner Boulevard in the City Center District. The proposed medical office building is three stories tall and totals 66,000 square feet. The development includes construction of new public amenity space, public trail, and a three-level parking garage. The proposed final plan is consistent with the approved preliminary plan (PL21-04PR), which was approved by the Governing Body on November 16, 2021. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The Advent Health Life Campus is a mixed-use development in City Center including a hospital, office, retail, hotel and life activation buildings. The overall campus consists of 11 buildings on approximately 25 acres. The subject site is identified as Lot 5 (Medical Office Building) and Lot 6 (Garage) on the preliminary plat.

Previous applications for this site include:

- PL08-01CPR, PL08-17, and SU08-13 – Concept plan, preliminary plan, and special use permit for City Center North for a hospital campus development. Approved by the Governing Body on August 19, 2008.
- PL16-02PR and SU16-03 – Revised preliminary plan and permanent special use permit for Lenexa City Center North Village, to allow a hospital and mixed-use in the CC Planned City Center Zoning District. Approved by the Governing Body on January 19, 2016.
- PL19-06P and SU19-11 – Revised preliminary plan and permanent special use permit to allow a helipad with the hospital. Approved by the Governing Body on June 18, 2019.
- PL21-04PR – Revised preliminary plan to comply with the five-story building height for the hospital building. Approved by the Governing Body on November 16, 2021.

LAND AREA (AC) 3.77	BUILDING AREA (SF) 66,000	CURRENT ZONING CC	COMP. PLAN City Center
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Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The proposed use is *medical clinic*, for a medical office building and parking garage. Medical clinic is a permitted use in the CC, Planned City Center Zoning District.

The future land use as designated by the Comprehensive Plan is City Center, which anticipates mixed-use development tailored to an urban environment with high intensity development, public open space, pedestrian-friendly streets, and a mix of employment, shopping, entertainment, office, retail, residential, recreation and civic uses. The use of a medical office and physical form of the building are designed to be compatible with this future land use. The future land use of City Center also encourages parking to be provided on-street or in structures, which is proposed with this project.

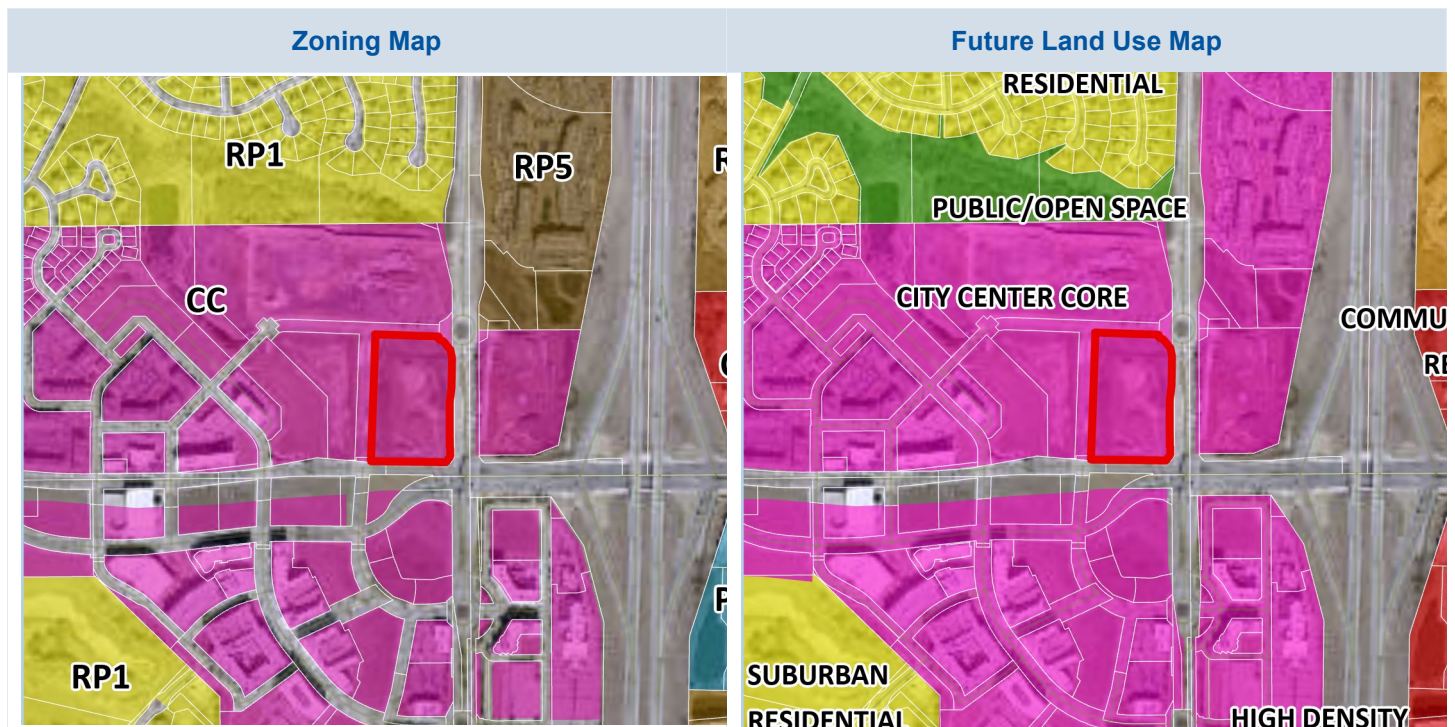


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	City Center	CC, Planned City Center District	Undeveloped
North	City Center	CC, Planned City Center District	Hospital (Under Construction)
South	City Center	CC, Planned City Center District	Undeveloped
East	City Center	CC, Planned City Center District	Undeveloped
West	City Center	CC, Planned City Center District	Undeveloped

DIMENSIONAL STANDARDS

The Planned City Center Zoning District has a minimum height of 35 feet and maximum height of 110 feet for office buildings. The height of the proposed building is 51 feet to the top of the parapet, well within the allowable range.

Setbacks from rights-of-way or property lines are more flexible in the City Center District than standard zoning districts, with mixed-use buildings ideally having a setback of zero to 15 feet to reflect the district’s urban scale of development. Alternative setbacks are allowable as part of an approved final development plan. The proposed setback from W. 86th Street is between five and 11 feet, which is ideal for City Center. The proposed setback from the building along Renner Boulevard is up to 38 feet at the furthest distance. The increased setback is due to a curvature in the road for the roundabout, as well as the presence of underground utilities that cannot have buildings on top of them. The proposed location of the building is consistent with the approved preliminary plan. The space created by the additional setback will be used as a landscaping area. Staff supports the proposed setbacks.

PUBLIC IMPROVEMENTS

Completion of the amenity zone, including all pedestrian-scale lighting, will require a separate public improvement permit.

ACCESS, TRAFFIC, AND PARKING

The development pattern for this block of the Advent Health Life Campus has two planned vehicular access points that will serve all the buildings on the block for access to the parking garage and site-internal surface parking areas. One drive is located off W. 86th Street and the second drive is located off Scarborough Street. Future construction phases of the parking garage will also include a right-in/right-out turn-lane from Renner Boulevard. The drive entrance from Scarborough Street has moved slightly south from the location approved on the preliminary plan due to refinement of building designs. The planned drive on the west side of Scarborough Street will likely need to be re-aligned to match this new location when future development occurs on the west side of Scarborough Street. Both access points are to be constructed with this phase. Renner Boulevard to the west is a major arterial and W. 86th Street to the north is a local street.

The medical office building has a two-lane patient drop-off entrance at the southwest corner of the building. There are two entry/exit points from the parking garage. One entrance to the parking garage is aligned directly with the off-street access point from Scarborough Street. The second entrance to the parking garage is located at the northwest corner of the garage.



Exhibit 4: Location of Required Trail Improvements along Renner Boulevard, highlighted.

There is a network of internal sidewalk connections and crosswalks that connect the parking garage, medical office building, and public sidewalk network. The existing sidewalk along the west side of Renner Boulevard adjacent to this site will be replaced with a 10-foot-wide concrete trail.

Parking requirements were determined at the preliminary plan stage for the entire block between Renner Boulevard and Scarborough Street to the east and west and W. 86th Street and W. 87th Street to the north and south, which will be developed as a combination of mixed-uses including office, restaurant, and retail space.

The three-level parking garage will be a partial build-out of the full parking structure intended to serve the entire block. This phase of the parking garage will provide 342 stalls of the 635 shown on the preliminary plan. Additional parking is being provided in this phase in the form of surface level parking internal to the site and on-street angled parking along Scarborough Street.

TABLE 2: PARKING ANALYSIS			
Land Use	Parking Approved with Preliminary Plan	Proposed Parking	Difference
Medical Office Building (2A) 66,000 SF	300	465	+ 95
Mixed-Use Retail, Restaurant, Office (2C) 24,000 SF	70		
Total Phase 1	370		
Full Build-Out (Future)	800	800	0

STORMWATER

Stormwater management meeting City Center guidelines is being addressed through a combination of the Central Green basins, along with an already existing mechanical unit that has been installed in the system just upstream of the Central Green facilities.

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

The photometric plan shows that there will be parking lot lighting provided as pole-mounted fixtures for the areas of surface parking and wall-mounted fixtures attached to the parking garage. Both pole-mounted and wall-mounted lighting is limited to a maximum height of 24 feet in compliance with the lighting standards of the City Center Design Guidelines. The medical office building has wall sconce lighting details on the ground floor. Future pedestrian level lighting is to be added in the pedestrian amenity zones with road construction.

LANDSCAPING

Landscaping is provided to meet the requirements of the City Center Design Guidelines. There is a particular focus on the landscaping area along Renner Boulevard which will buffer view of the unfinished parking garage. The landscape area will be approximately 10 feet higher than the elevation at the base of the parking garage which gives the advantage of greater screening. The landscape area will have turf grass with shrubs in an arched design pattern. Additionally, there will be evergreen junipers with a minimum height of 5 feet.

This project will also include landscaping associated with the Amenity Zone along W. 86th Street, which includes street tree planter areas in kind with other street-side amenity zones in City Center. There is a public amenity area at the northwest corner of the project side near the drive entrance from W. 86th Street. The amenity area provides bench seating and decorative pavement with a shade tree and shrubs. A transformer that will serve the site is located at the edge of this area and is screened with landscaping.

A variety of shrubs and grasses are located around the base of the medical office building on the south side, with trees also incorporated on the north, east and west sides of the building that have frontage onto streets or drives. A mix of shrubs and grasses are provided in a landscape area along the northern base of the parking garage. Landscape islands are provided within the surface parking lots.

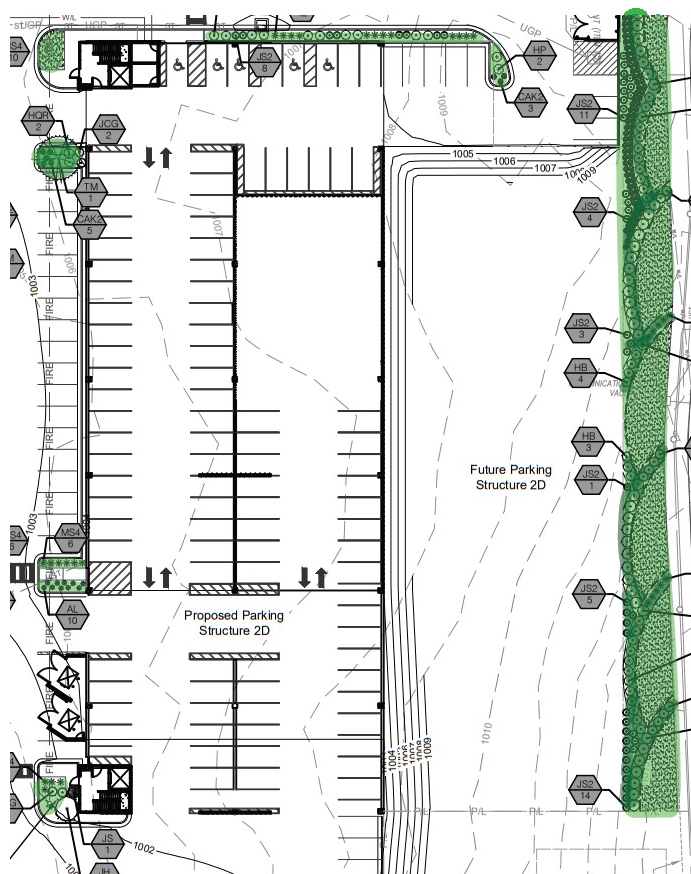


Exhibit 5: Landscaping around the Parking Garage.

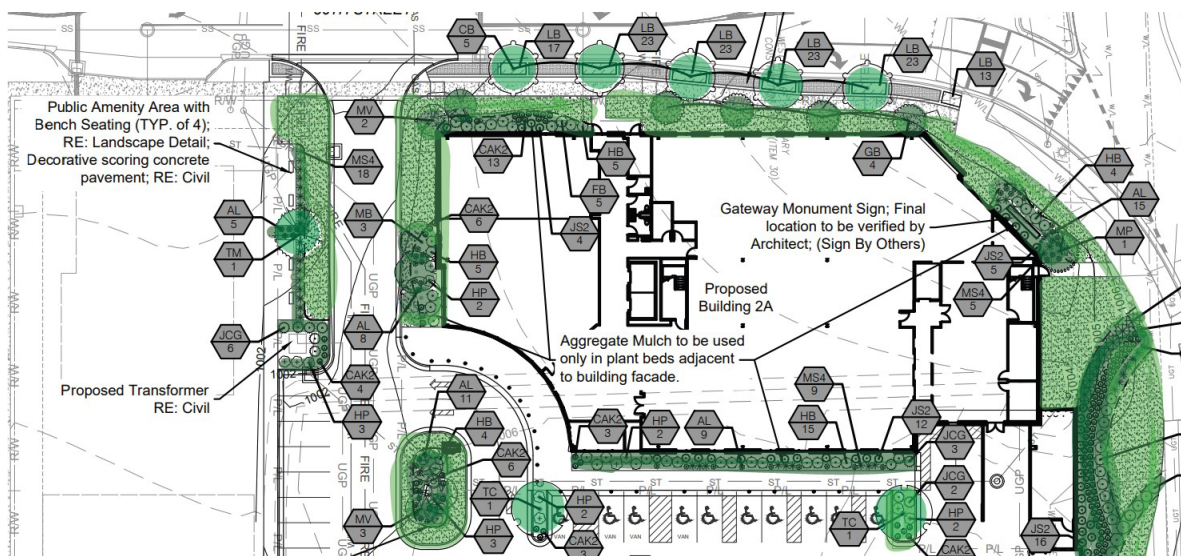


Exhibit 6: Landscaping around the Medical Office Building.

ARCHITECTURE – MEDICAL OFFICE BUILDING

The medical office building is three stories and 51 feet tall to the top of the parapet. The 66,000 SF building is situated at the northeast corner of the site near the intersection of W. 86th Terrace and Renner Boulevard.

The City Center Design guidelines require an additional focus on the design and architecture of street-facing ground-level facades. Ideally the ground level architecture should incorporate at least 50% transparency in the façade. This standard applies to the north and east facades. The preliminary plan for this medical office building was approved to allow approximately 20% transparency due to the unique need for privacy of medical office buildings. The ground level has additional detailing in the form of a masonry plinth, wall sconce lighting, belt coursing, and wood-look accents above the windows to treat the sections of wall where there are no windows and further enhance the areas where windows are present. The design of the building incorporates a heavier amount of transparency in the upper floors.

The northeast corner of the building, which faces the roundabout at W. 86th Street and Renner Boulevard, is an architectural focal point given its location at the intersection. The design here is a clipped corner that creates a façade that frames the property line and faces directly towards the intersection. This section of wall uses architectural stone at the ground floor with a primary material of light gray metal panels on the second and third floors. Upper floors incorporate charcoal colored metal panel accents. There is a panel of expansive full-height curtain wall windows with mullions from the ground to the top of the building. Height variation is provided in the roofline with a raised parapet on the north façade as compared to the east façade. The raised parapet carries approximately one-third into the angled corner façade, and a frame of metal panel accentuates a two-story block of windows that turns the corner to the north façade.

The southwest corner of the building serves as the primary entrance with a double drop-off lane and a curved ground-floor wall at the corner. The curved entrance area has glass storefront windows with wood-look metal panel accents and a sliding door entry. The upper floors overhang the ground level thereby creating a covered entrance. The south and west facades incorporate a heavier use of wood-look metal panels and use horizontal metal accent planks below the third-story windows. Primary materials on this façade are the same as the other facades, with CMU and architectural stone on the ground level and light gray metal panels on the upper floors.

WOOD LOOK METAL PANEL

Facil Facades - 8" Plank
Woodtec Turner Oak Walnut



ACCENT METAL

- METAL PLANKS FACIL FACADES
- VERTICAL METAL ACCENT



PRECAST CONCRETE

- HEAVY SANDBLAST FINISH
GARAGE ONLY



ARCHITECTURAL MASONRY

- 4" CAST STONE
- RANDOM ASHLAR PATTERN
- LIGHT BUFF



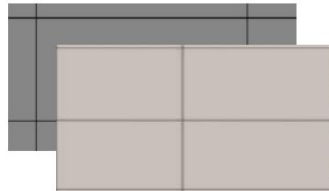
PRECAST CONCRETE

- LIGHT SANDBLAST FINISH
GARAGE ONLY

CMU
- 4" & 8" COURSING
- LIGHT BUFF

ACM METAL PANEL

- COLOR: CHARCOAL



VISION GLASS

- 1" INSULATED GLASS UNIT
- VIRACON VRE 38 OR SIM.



ACM METAL PANEL

- COLOR: LIGHT GRAY

WINDOW MULLIONS

- CLEAR ANNOZIZED

Exhibit 7: Material Board



Exhibit 8: Medical Office Building, Southwest Corner with Parking Garage Stairwell at Right.



Exhibit 9: Medical Office Building as seen from Renner Boulevard and W. 86th Street Roundabout.

ARCHITECTURE – PARKING GARAGE

The three-level parking garage will be constructed of precast concrete and has enclosed tower stairwells at the northwest and southwest corners. The tower features extend taller than the parking area with a maximum height of 37 feet. Curtain windows enclose the staircases, and the architectural design incorporates wood-look metal panel accents that match the medical office building.

There is a vehicular and a pedestrian entry at the southwest elevation that aligns with the drive connecting to Scarborough Street. A second vehicular entrance is located at the northwest corner of the parking garage, opening to the west. Above the entrances are vertical metal accent planks.

Future expansion of the parking garage will occur on the east side of the proposed structure towards Renner Boulevard. Due to the planned expansion the east façade will become an interior part of the final structure and as such does not have the same level of detail as would be expected for a street-facing parking garage. The applicant is expected to provide landscaping in the area between Renner Boulevard and the parking garage to soften the look of the garage until phase two is completed. Phase two will include tower elements and accents similar to the west façade.

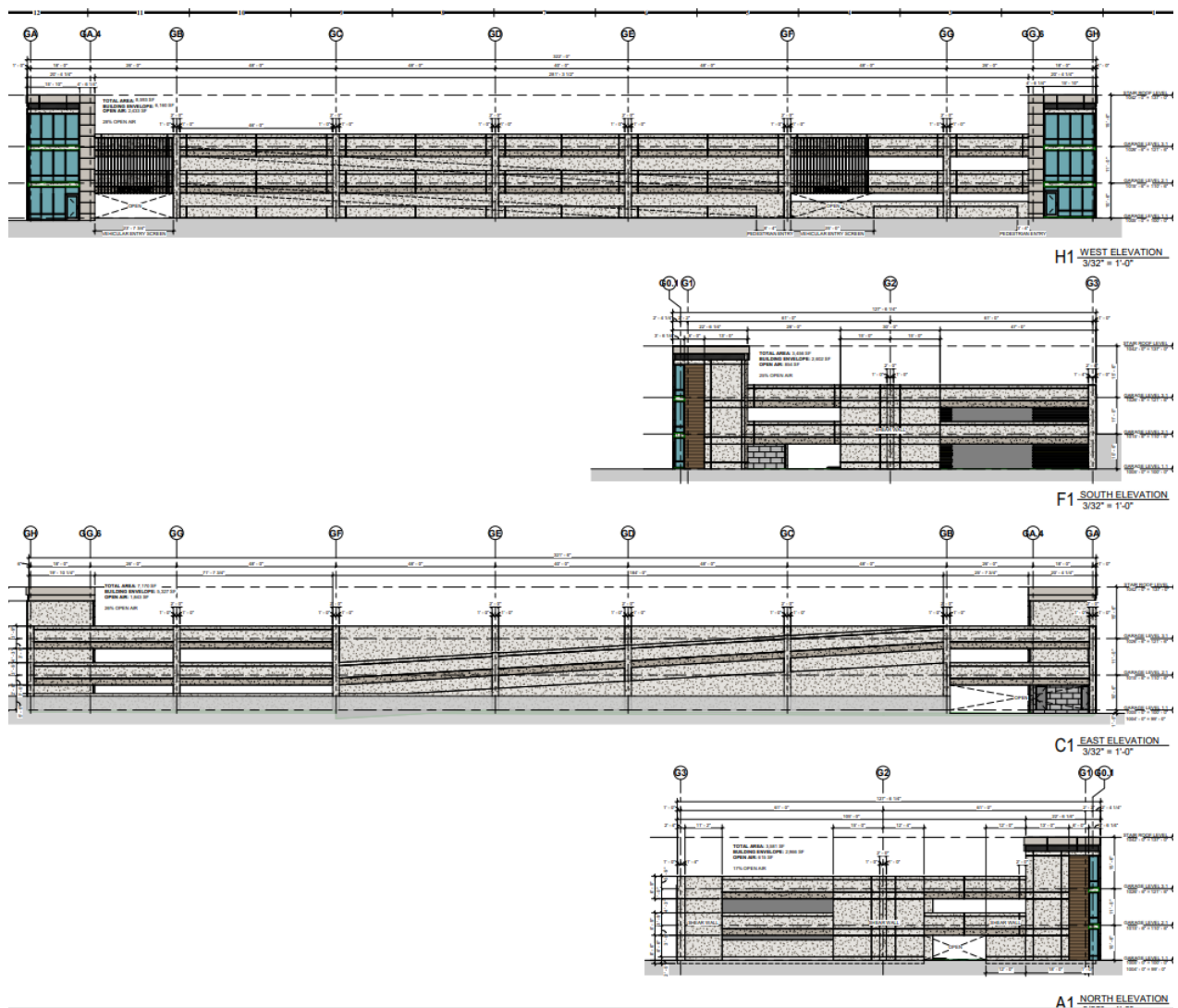


Exhibit 10: Parking Garage Elevations

DEVIATIONS

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

NEXT STEPS

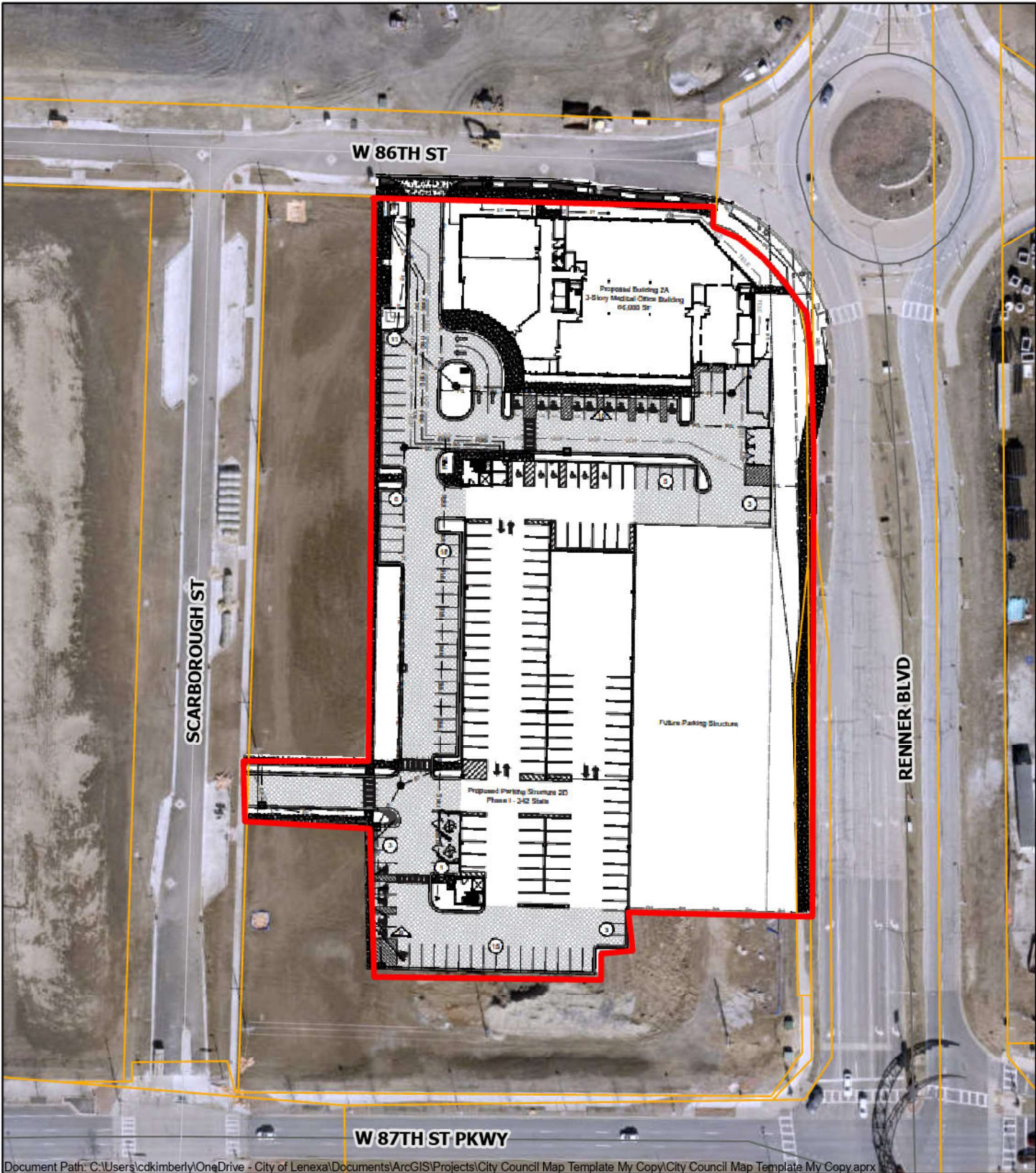
- The Planning Commission is the approval authority on this application. The City has a practice of submitting City Center final plans to the City Council for affirmation of the Planning Commission's decision. Pending the Planning Commission's decision, the project will be tentatively scheduled for consideration by the City Council on April 16, 2024.
- The applicant must submit a final plat application prior to applying for permits.
- The final plat must be recorded with Johnson County prior to permits being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

- ★ **Staff recommends approval of the proposed final plan for Advent Health Building 2A & Parking Garage.**
 - This project is a final plan application for a three-story medical office building and parking garage in the City Center Zoning District. The medical office building is part of the Advent Health Life Campus located north of W. 87th Street Parkway and west of Renner Boulevard.
 - The project is consistent with Lenexa's goals through ***Vibrant Neighborhoods*** and ***Strategic Community Investment*** to create ***Thriving Economy*** and ***Inviting Places***.

FINAL PLAN

Staff recommends **approval** of the final plan for PL24-03F – **Advent Health Building 2A & Parking Garage** at the southwest corner of W. 86th Street and Renner Boulevard, for a medical clinic and office building.



Advent Health Bldg 2A & Parking Garage PL24-03F





WOOD LOOK METAL PANEL

Facil Facades - 8" Plank
 Woodec Turner Oak Walnut



ACCENT METAL

- METAL PLANKS FACIL FACADES
 - VERTICAL METAL ACCENT



PRECAST CONCRETE

- HEAVY SANDBLAST FINISH
 GARAGE ONLY



ARCHITECTURAL MASONRY

- 4" CAST STONE
 - RANDOM ASHLAR PATTERN
 - LIGHT BUFF



PRECAST CONCRETE

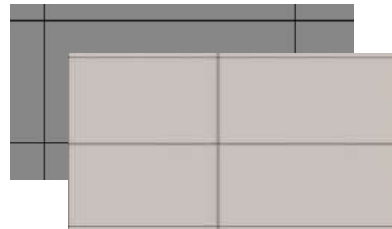
- LIGHT SANDBLAST FINISH
 GARAGE ONLY

CMU

- 4" & 8" COURSING
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ACM METAL PANEL

- COLOR: CHARCOAL



ACM METAL PANEL

- COLOR: LIGHT GRAY

VISION GLASS

- 1" INSULATED GLASS UNIT
 - VIRACON VRE 38 OR SIM.



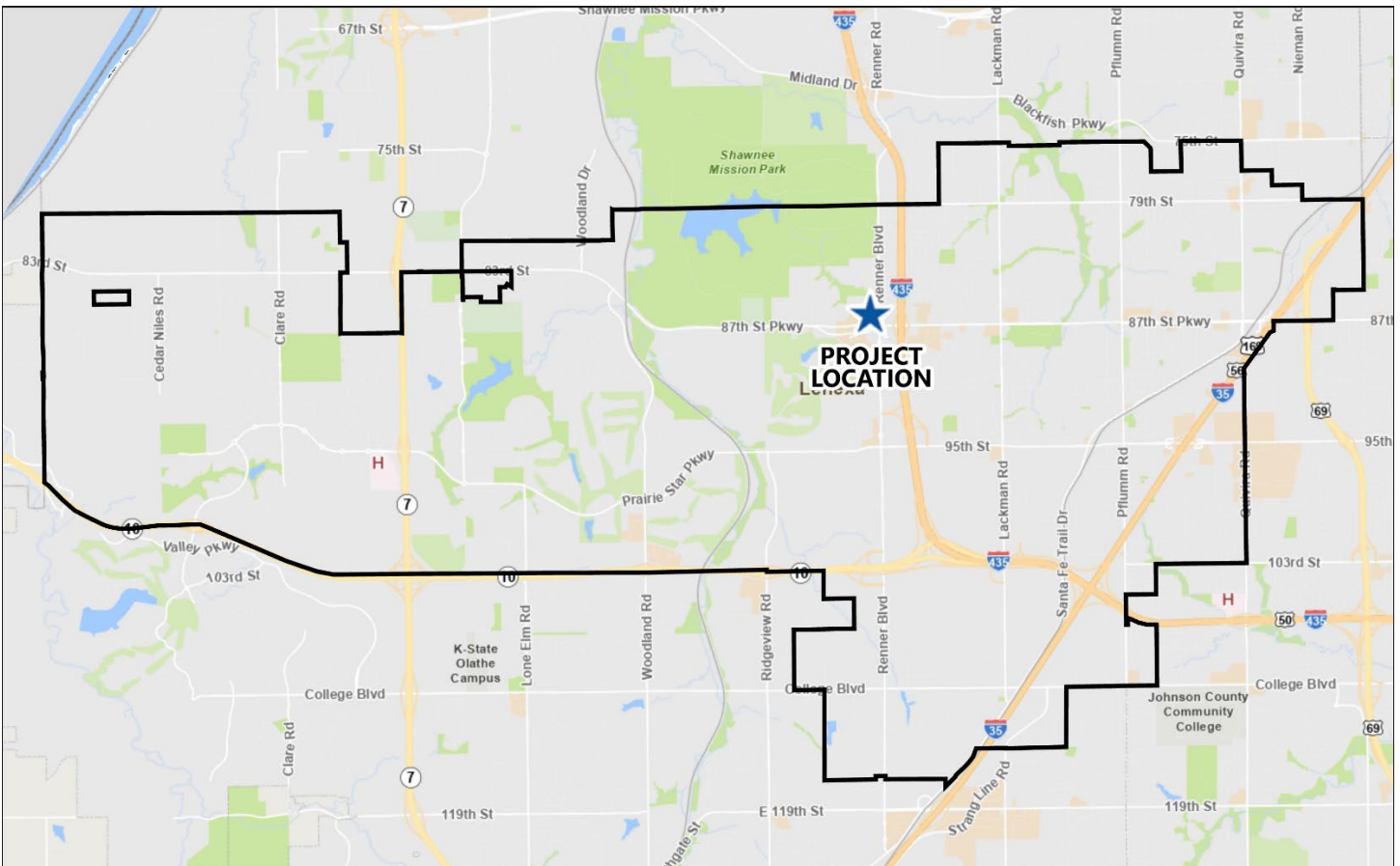
WINDOW MULLIONS

- CLEAR ANNOZIZED



ADVENT HEALTH BUILDING 2C

Project #:	PL24-04F	Location:	Northeast corner of westbound W. 87 th Street Parkway & Scarborough Street
Applicant:	Henry Klover, Klover Architects	Project Type:	Final Plan
Staff Planner:	Kim Portillo, AICP	Proposed Use:	Retail; Restaurant, general; Office



PROJECT SUMMARY

The applicant proposes to construct a 24,000 SF, two-story mixed-use building on a pad site located in the Advent Health Life Campus at the northeast corner of westbound W. 87th Street Parkway and Scarborough Street. The building will include multiple tenant spaces with retail, restaurant, and office uses. The development includes construction of a new public amenity space. Patrons of this site will utilize new surface parking and a parking garage constructed as part of the Building 2A development (PL24-03F). The proposed final plan is consistent with the approved preliminary plan (PL21-04PR), which was approved by the Governing Body on November 16, 2021. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The Advent Health Life Campus is a mixed-use development in City Center including a hospital, office, retail, hotel and life activation buildings. The overall campus consists of 11 buildings on approximately 25 acres. The subject site is identified as Lot 8 on the preliminary plat.

Previous applications for this site include:

- PL08-01CPR, PL08-17, and SU08-13 – Concept plan, preliminary plan, and special use permit for City Center North for a hospital campus development. Approved by the Governing Body on August 19, 2008.
- PL16-02PR and SU16-03 – Revised preliminary plan and permanent special use permit for Lenexa City Center North Village, to allow a hospital and mixed-use in the CC Planned City Center Zoning District. Approved by the Governing Body on January 19, 2016.
- PL19-06P and SU19-11 – Revised preliminary plan and permanent special use permit to allow a helipad with the hospital. Approved by the Governing Body on June 18, 2019.
- PL21-04PR – Revised preliminary plan to comply with the five-story building height for the hospital building. Approved by the Governing Body on November 16, 2021.

LAND AREA (AC) 0.48	BUILDING AREA (SF) 24,000	CURRENT ZONING CC	COMP. PLAN City Center
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Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

This is intended to be a mixed-use building with opportunity for *retail, restaurant, general, and office* uses. The proposed uses are allowed in the CC, Planned City Center Zoning District. Specific tenants have not yet been identified.

The future land use as designated by the Comprehensive Plan is City Center, which anticipates mixed-use development tailored to an urban environment with high intensity or density, public open space, pedestrian-friendly streets and a mix of employment, shopping, entertainment, office, retail, residential, recreation, and civic uses. The planned use of the building is aligned with the designated future land use.

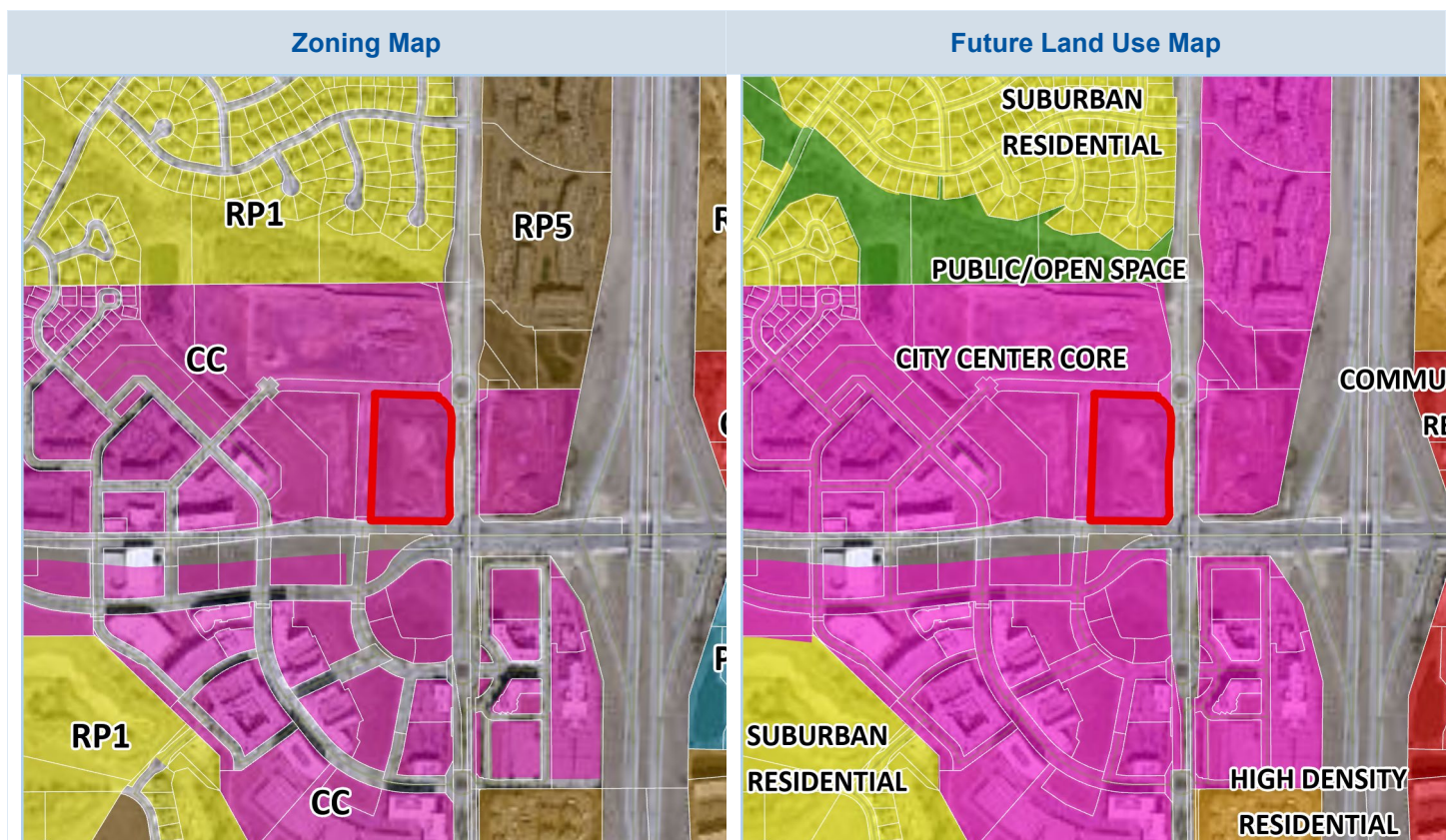


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	City Center	CC, Planned City Center District	Undeveloped
North	City Center	CC, Planned City Center District	Hospital (Under Construction)
South	City Center	CC, Planned City Center District	Undeveloped
East	City Center	CC, Planned City Center District	Undeveloped
West	City Center	CC, Planned City Center District	Undeveloped

FINAL PLAN REVIEW

This final plan is for one mixed-use building known as Building 2C and is part of the first phase of development of Area 2 of the Advent Health Life Campus. Area 2 of the Advent Campus is located between Renner Boulevard and Scarborough Street to the east and west, and W. 86th Street and W. 87th Street Parkway to the north and south. This building, referred to as Building 2C at Lot 8 on the preliminary plan (PL21-04PR), is located at the northeast corner of W. 87th Street and Scarborough Street. Parking for this building is provided as shared parking in the parking garage and surface lots planned with a final plan application for Building 2A (PL24-03F), which is being reviewed concurrently with this final plan.

The site area for Building 2C has been reduced from the preliminary plan, with the relocation of the drive entrance from Scarborough Street. The drive entrance has been moved south, which results in a reduction of the pedestrian plaza area south of the building, as shown in Exhibits 2 and 3. Except for these minor changes, the final plan is consistent with the approved preliminary plan.

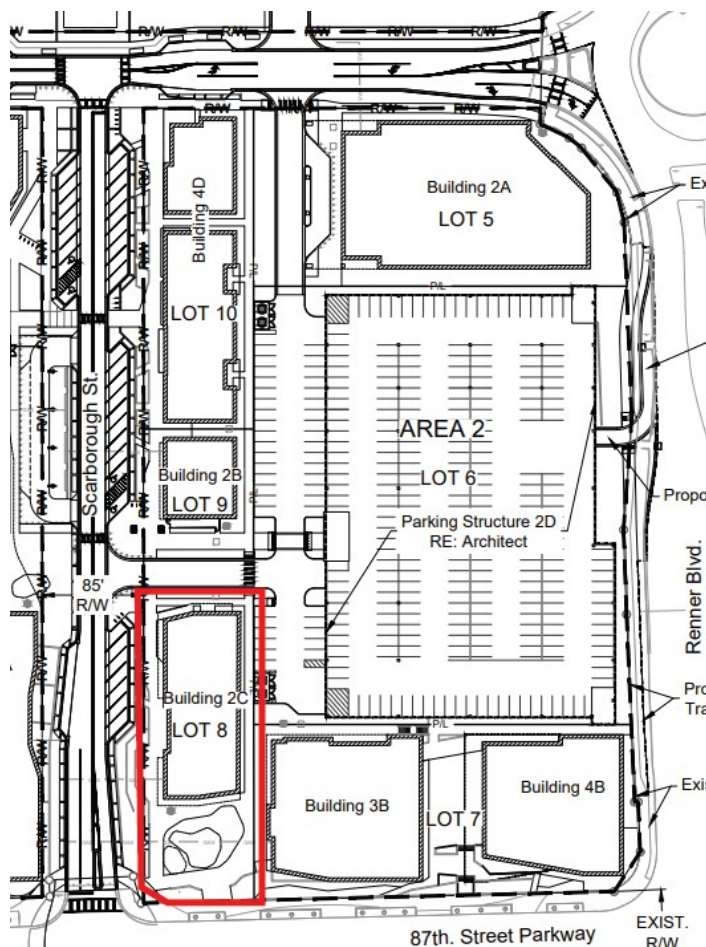


Exhibit 2: Building 2C on the Preliminary Plan for Area 2 of the Advent Health Life Campus.

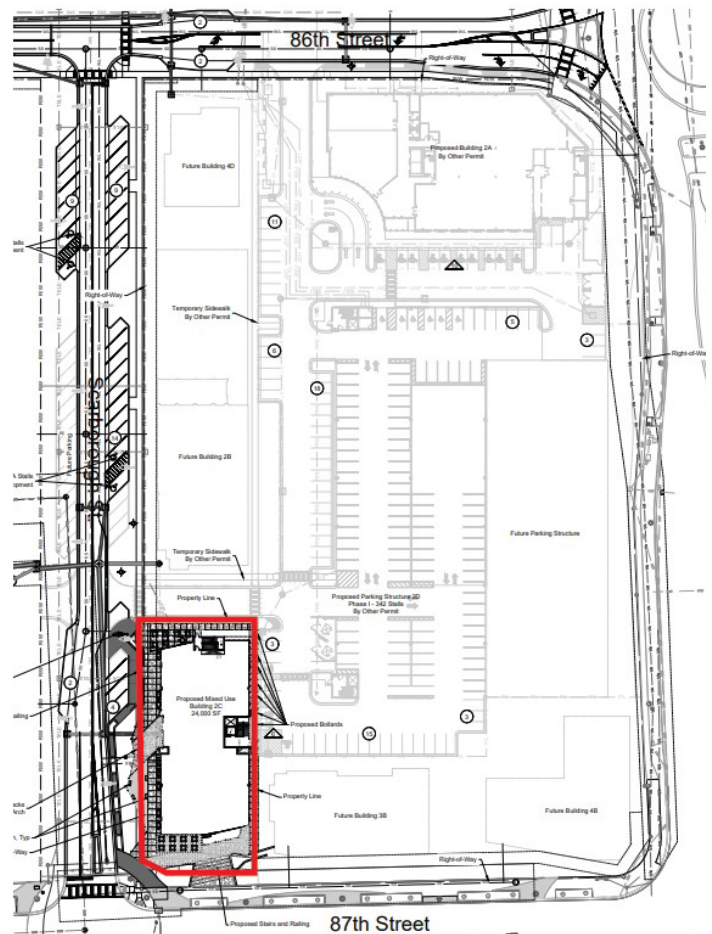


Exhibit 3: Current Plan for Building 2C.

DIMENSIONAL STANDARDS

The Planned City Center Zoning District has a minimum height of 35 feet and maximum height of 110 feet for mixed-use buildings. The height of the proposed building varies from approximately 37 feet to 41 feet with variation of parapet heights, fitting within the allowable range.

Setbacks from rights-of-way or property lines are more flexible in the City Center District than standard zoning districts, with mixed-use buildings ideally having a setback of 0 to 15 feet to reflect the district’s urban scale of development. Alternative setbacks are allowable as part of an approved final development plan. The proposed building setback from Scarborough Street is 13.5 feet, with the intervening space used as part of the pedestrian zone. The building has a setback up to 50 feet from W. 87th Street right-of-way, with the intervening space used for pedestrian stairs and public space. This area was approved on the preliminary plan with a larger setback to provide pedestrian plaza space.

PUBLIC IMPROVEMENTS

Completion of the amenity zone, including all pedestrian-scale lighting, will require a separate public improvement permit.

ACCESS, TRAFFIC, AND PARKING

The development pattern for this block of the Advent Health Life Campus has two planned vehicular access points that will serve all the buildings on the block for access to the parking garage and site-internal surface parking areas included with final plan PL24-03F. One drive is located off W. 86th Street and the second drive is located off Scarborough Street. The drive entrance from Scarborough Street has moved slightly south from the location approved on the preliminary plan due to refinement of building designs. This building has frontage onto Scarborough Street and W. 87th Street Parkway. Scarborough Street is designated to be a local road and W. 87th Street is a major arterial.

There are pedestrian connections from the public sidewalk network to the building from both Scarborough Steet and W. 87th Street Parkway. There are sidewalk and crosswalk connections to link the proposed mixed-use building with the parking garage and surface parking lots.

Parking for Area 2 of the Advent Health Life Campus was calculated for the entire block with parking needs planned to be met with the use of a parking garage, limited surface parking, and on-street parking that are being reviewed with final plan PL24-03F for a medical office building at the northeast corner of the block.

TABLE 2: PARKING ANALYSIS			
Land Use	Parking Approved with Preliminary Plan	Proposed Parking	Difference
Medical Office Building (2A) 66,000 SF	300	465	+ 95
Mixed-Use Retail, Restaurant, Office (2C) 24,000 SF	70		
Total Phase 1	370		
Full Build-Out (Future)	800	800	0

STORMWATER

Stormwater management meeting City Center guidelines is being addressed through a combination of the Central Green basins, along with an already existing mechanical unit that has been installed in the system just upstream of the Central Green facilities.

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

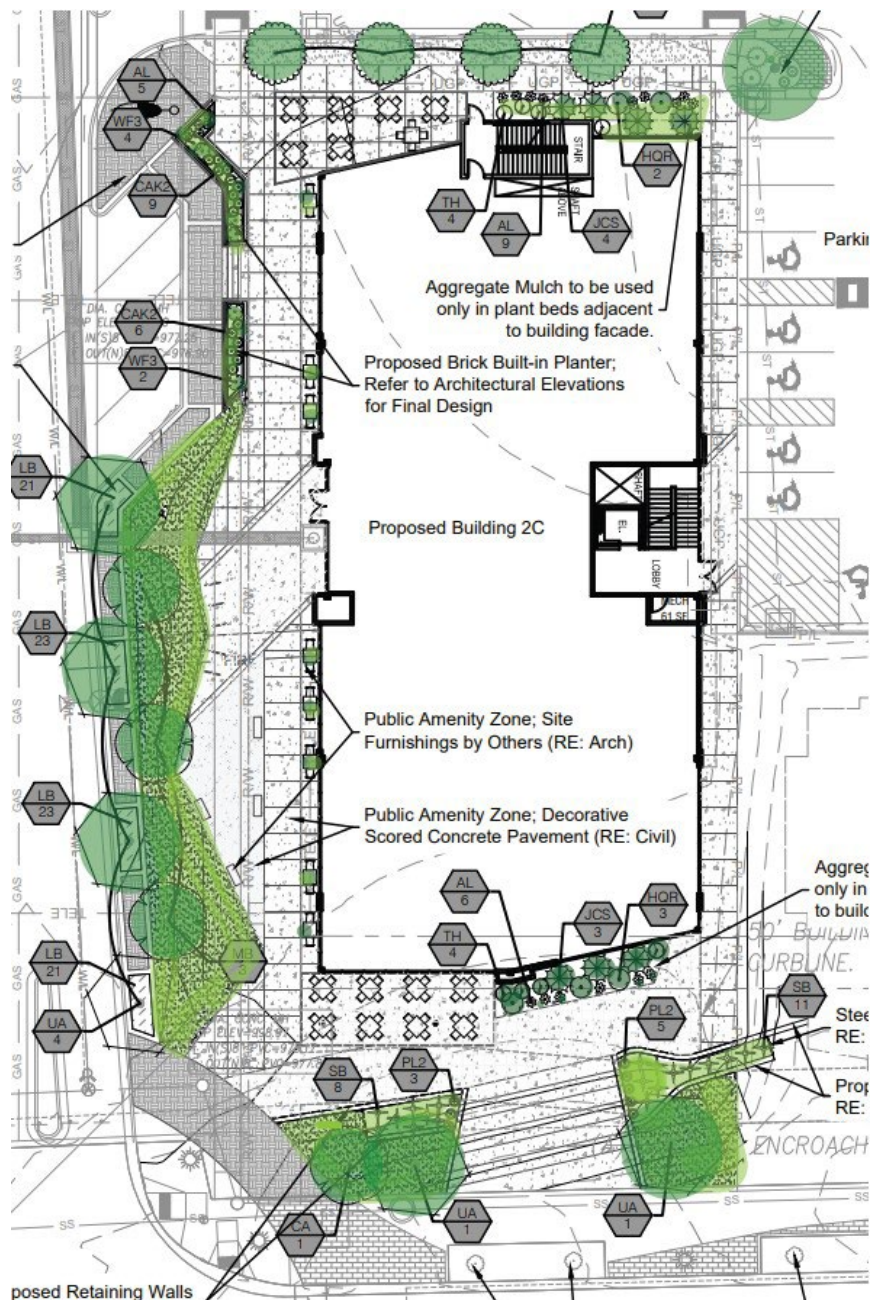
Lighting is provided at the pedestrian level with inset lights constructed into the retaining walls at the south side of the site and bollard lighting provided along walkways. There are also decorative wall-mounted lights on the ground floor of the building.

LANDSCAPING

Landscaping is provided to meet the requirements of the Lenexa City Center Design Guidelines. This project will include landscaping associated with the Amenity Zones along Scarborough Street and W. 87th Street Parkway. These areas will have street trees along with standardized pavers as used in other areas of City Center. Site furnishing include benches, pedestrian level lighting, and raised seating planters along Scarborough Street. There will be patio space at the northwest and southwest corners of the site which will allow future tenants to integrate restaurant or retail seating areas with the public amenity areas. Individual planters are provided at the base of the building on the west façade.

This site plan also includes trees along the drive entrance from Scarborough Street as well as plant beds with shrubs along portions of the north and south building edge.

At Right: Exhibit 4: Building 2C Landscaping



ARCHITECTURE

The ground floor level of the building makes use of an extensive amount of glass storefront, facilitating transparency between the indoor and outdoor spaces on the street-facing south and west facades. The primary material of the ground floor is a dark gray face brick with lighter gray window mullion accents on the storefronts. The ground floor also has a protruding roof that acts as a canopy covering store entrances. The north and east facades, where there are fewer windows, incorporate the use of a secondary tan-colored face brick. Detail elements such as brick soldiering around the windowpanes and wall-sconce lights are used on all four sides of the building.

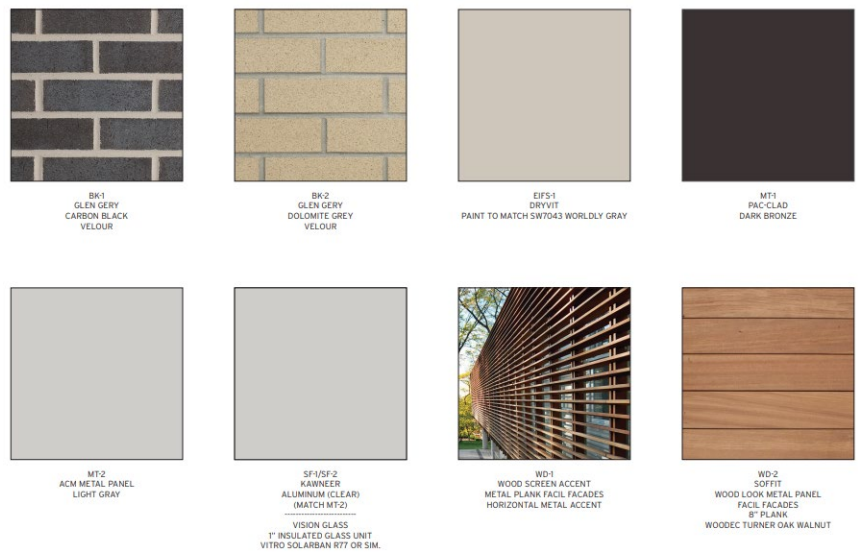


Exhibit 5: Material Board

The second story of the building predominantly consists of glazing, with windows and window mullions that match the ground level. A dual-story framework clad in gray metal panels delineates the central entrance on the west elevation, creating a distinctive architectural focal point. This prominent element extends beyond the average roof height, creating variation in the roofline. The façade integrates wood-look metal planks which mimic the design of the proposed Building 2A, which is also planned in Area 2 of the Advent Campus.



Exhibit 6: Architectural Rendering (View from Scarborough Looking Northeast)

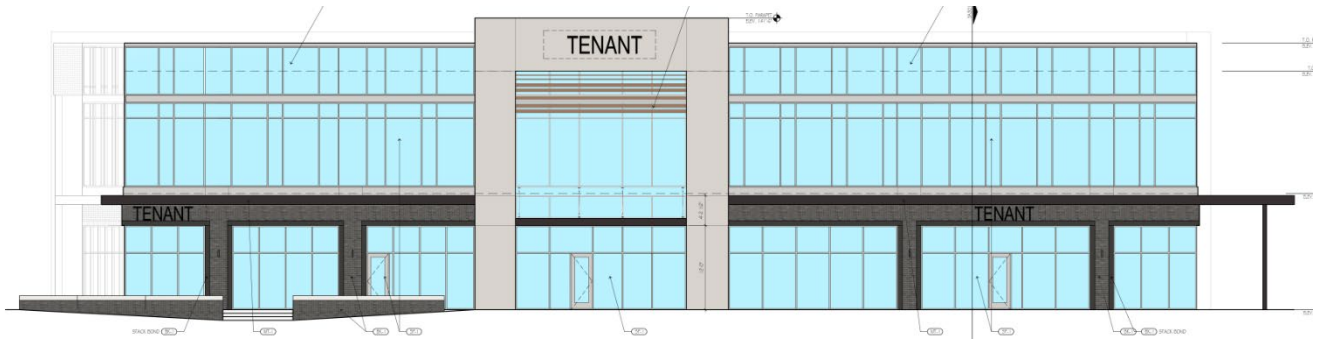


Exhibit 7: West Elevation



Exhibit 8: East Elevation



Exhibit 9: North Elevation

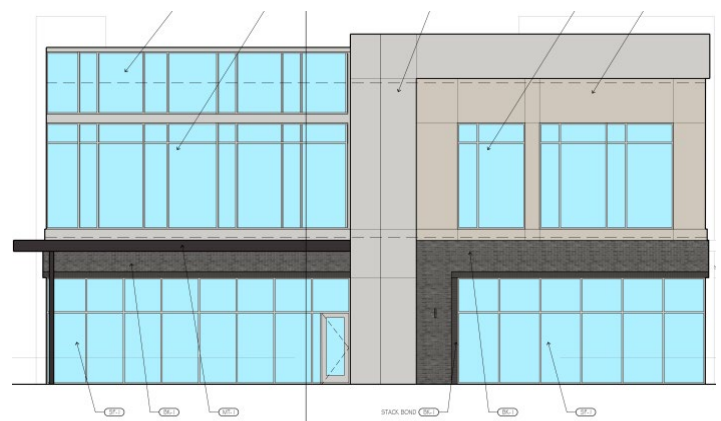


Exhibit 10: South Elevation

DEVIATIONS

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

NEXT STEPS

- The Planning Commission is the approval authority on this application. The City has a practice of submitting City Center final plans to the City Council for affirmation of the Planning Commission’s decision. Pending the Planning Commission’s decision, the project will be tentatively scheduled for consideration by the City Council on April 16, 2024.
- The applicant must submit a final plat application prior to applying for permits.
- The final plat must be recorded with Johnson County prior to permits being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements and development fees.

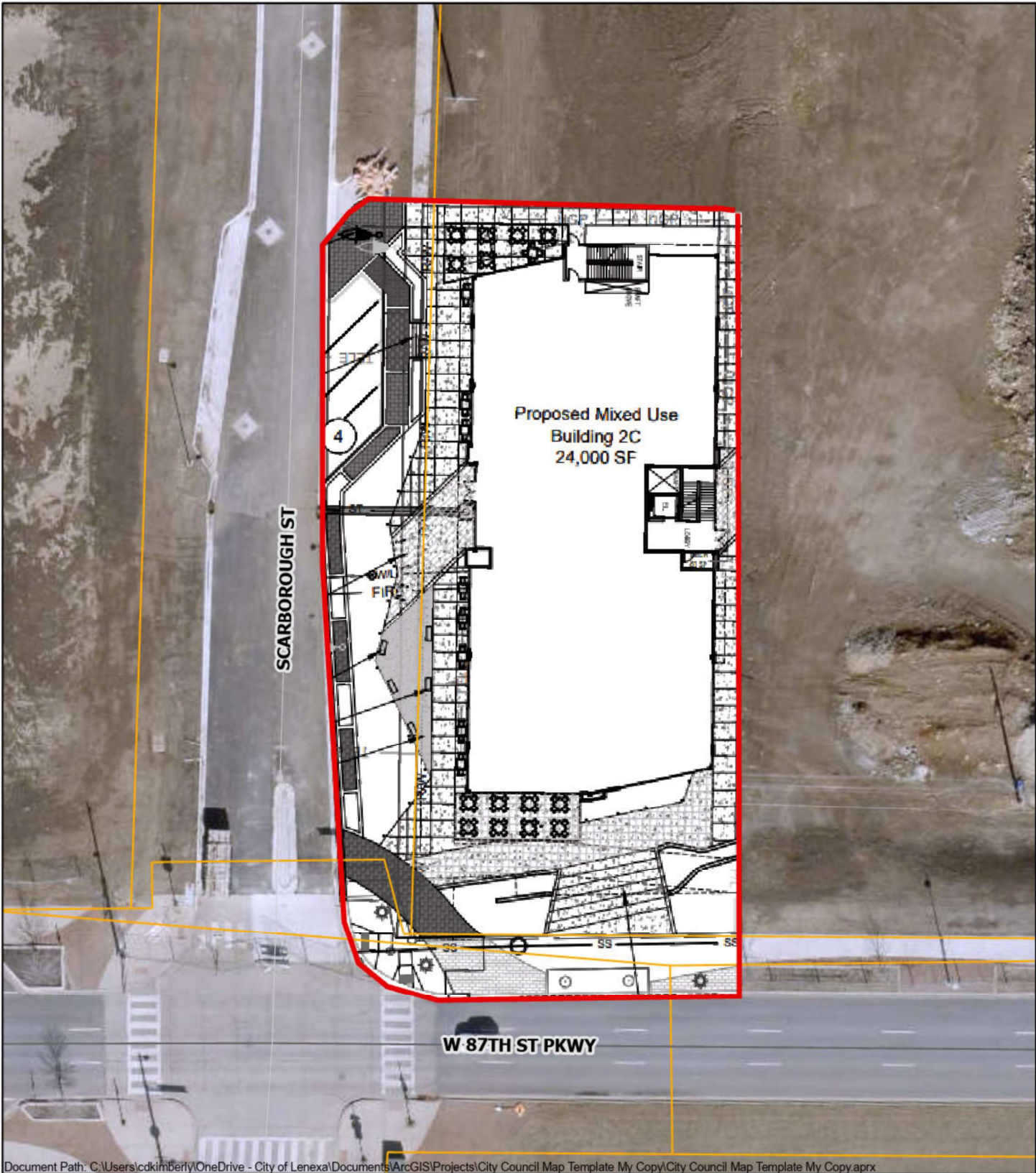
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed final plan for Advent Health Building 2C.**

- This is a final plan for one mixed-use building in the City Center area. The building will be part of the Advent Health Life Campus.
- The project is consistent with Lenexa’s goals through ***Strategic Community Investment*** and ***Responsible Economic Development*** to create ***Inviting Places***.

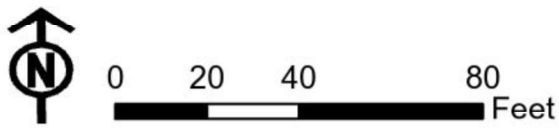
FINAL PLAN

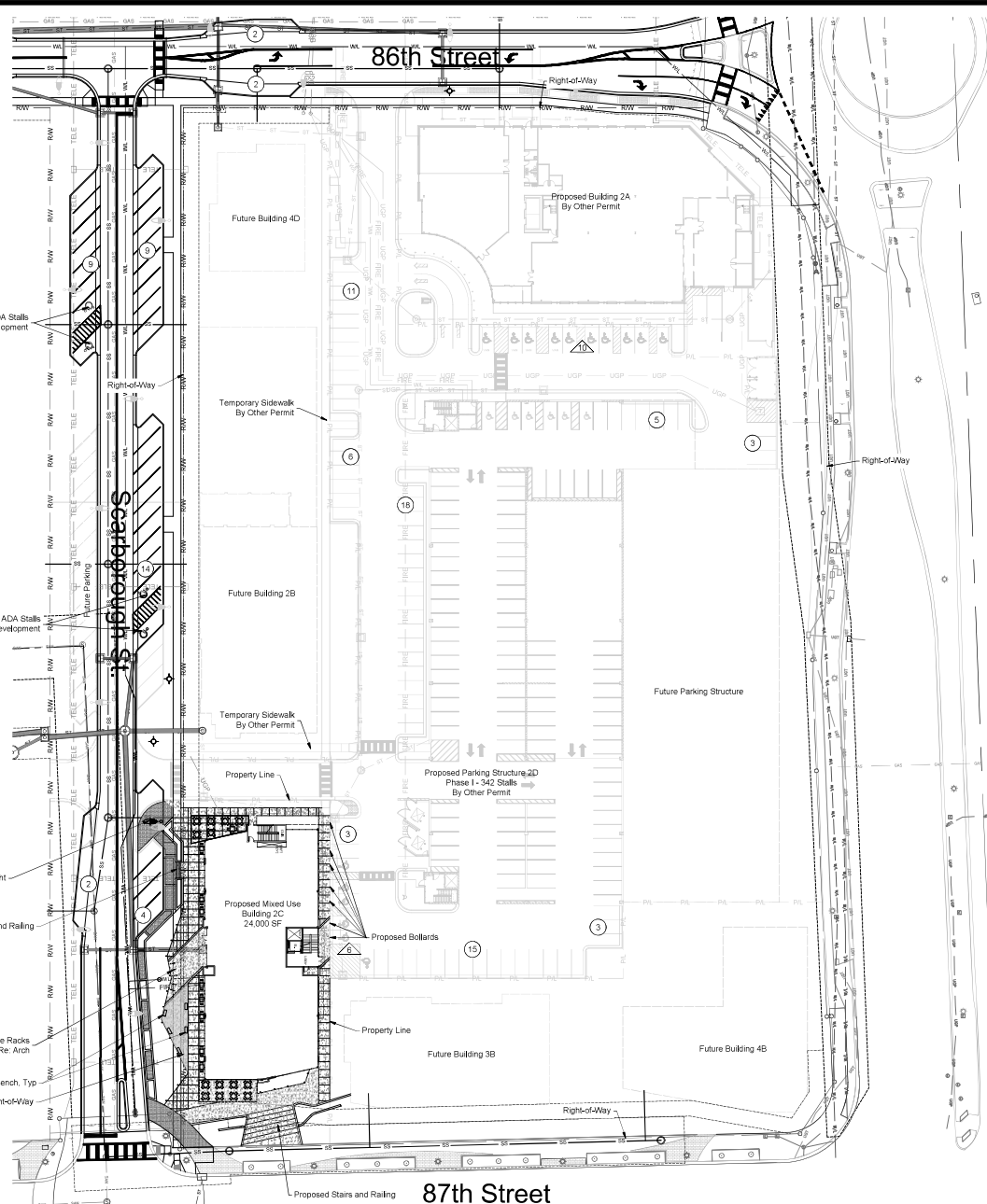
Staff recommends **approval** of the final plan for PL24-04F – **Advent Health Building 2C** at the northeast corner of westbound W. 87th Street Parkway & Scarborough Street, for a mixed-use development with retail, restaurant and office uses.



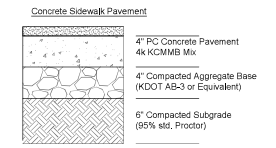
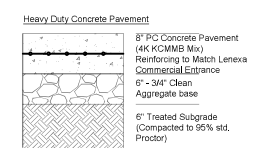
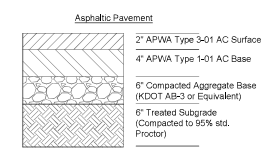
Advent Health Bldg 2C

PL24-04F





- LEGEND**
- Heavy Duty Concrete Pavement
 - New Asphalt Pavement
 - Concrete Sidewalk/Pedestrian Space
 - Proposed Retaining Wall
- PARKING COUNT & LEGEND**
- Surface Parking
 - ADA Parking



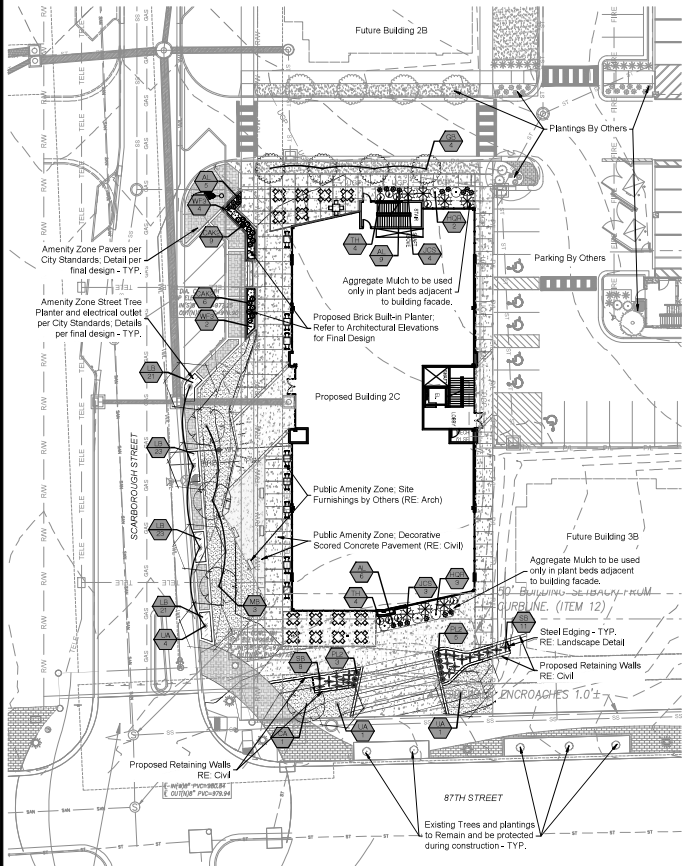
Site Data Table								Parking Spaces			ADA Spaces		Open Space	
Lot	Area (Ac)	Use	No. Stories	Gross Building Area (SF)	Building Coverage	FAR	% Impervious	Ratio	Required	Provided	Required	Provided	Required	Provided
5	0.87	Medical Office	3	66,000	22,000	0.58	74.71	4/1,000 SF	264	0	0	0	1320	1500
6	2.90	Parking - Phase 1	N/A	N/A	N/A	N/A	75.52	N/A	N/A	465	9	22	N/A	N/A
8	0.48	MXD Building	2	24,400	12,200	0.58	89.58	4/1,000 SF (Mixed Retail/Office)	74	0	0	0	488	3833
								13.33/1,000 SF (Restaurant)	80					
Total									418	465	9	22		

- Values Based on Phase 1 Garage Only
- On Street Stalls Identified with Parking Counts are Included in the Parking Provided Total
- Lots 5 and 6 to be Constructed Under Other Permit

NO.	DATE	REVISION
1	04/16/2024	Pre-File Comment
2	05/02/2024	Final Layout

DRAWN BY: **ONE** CHECKED BY: **ONE**
 SCALE: **AS SHOWN** DATE: **05/02/2024**
Renaissance Infrastructure Consulting
 100 E. 7th Street, Suite 1000, Lenexa, KS 66150
 816.455.0000 www.riksolutions.com





PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
TREES					
	GB	Ginkgo biloba 'Fastgate' / Fastgate Maidenhair Tree	8&B, 2' Cal.		4
	UA	Ulmus parvifolia 'Miser' / Albert Leobach Elm	8&B, 2' Cal.		6
ORNAMENTAL					
	CA	Cercis canadensis 'Appalachian Red' / Appalachian Red Eastern Redbud	8&B, 2' Cal.		1
	MB	Magnolia grandiflora 'Brackens Brown Beauty' / Brackens Southern Magnolia	8&B, 2' Cal.		3
SHRUBS					
	AL	Aronia melanocarpa 'UCONNW166' / Low Scope Mound® Black Chokeberry	3 Gal.		20
	HOR	Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea	3 Gal.		5
	WFB	Weigela florida 'My Monet' / My Monet Weigela	3 Gal.		6
EVERGREEN SHRUBS					
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.		7
	TH	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	5 Gal., 5' Ht, Mn.		8
GRASSES					
	CMQ	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal.		15
	SB	Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem	3 Gal.		19
PERENNIALS & ANNUALS					
	PL2	Perovskia x 'Little Spire' / Russian Sage	1 Gal.		8
SHRUB AREAS					
	LB	Liriodendron muscari 'Big Blue' / Big Blue Liriodendron	4' or greater	18' o.c.	88
GROUND COVERS					
	TF	Turfgrass Sod Fescue Mix RE: Notes / Fescue Sod	800		2,277 sf

GENERAL NOTES:

1. REFER TO SHEET L02 FOR LANDSCAPE NOTES AND DETAILS.

LANDSCAPE CALCULATIONS

Street Trees

Required: 1 Tree / 40' Street Frontage
Provided:
87th St = 4 Existing trees to remain
Scarborough St: 4 Trees

Perimeter Plantings Along Arterial and Collector Streets

Required:

2 Shade, 1 Ornamental, 12 Shrubs, and 75 SF Landscape Bed / 100' Adj. to Building or Open Area

Provided:

87th St (Adj. to Building/Open Area): 94' = 2 shade, 1 ornamental, 12 shrubs, 71 sf landscape bed
Scarborough St (Adj. to Building/Open Area): 221' = 4 shade, 2 ornamental, 27 shrubs, 166 sf landscape bed

Site Feature Buffering and Screening

Required: Screening of trash and recycling, outdoor storage, service and loading areas, and ground-mounted utilities from public view, Provided: As required.

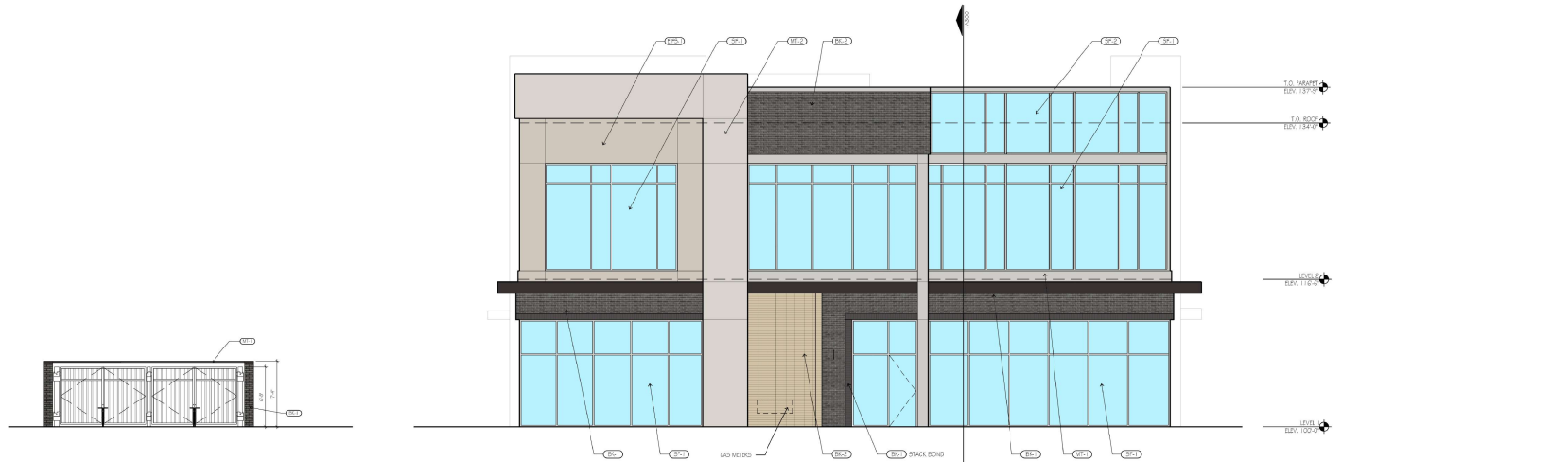
NO.	DATE	REVISION

DRAWN BY: [] CHECKED BY: []

Renaissance Infrastructure Consulting
100 E 7TH STREET, SUITE 200
LENEXA, KANSAS 66150
WWW.RENAISSANCEINFRASTRUCTURECONSULTING.COM

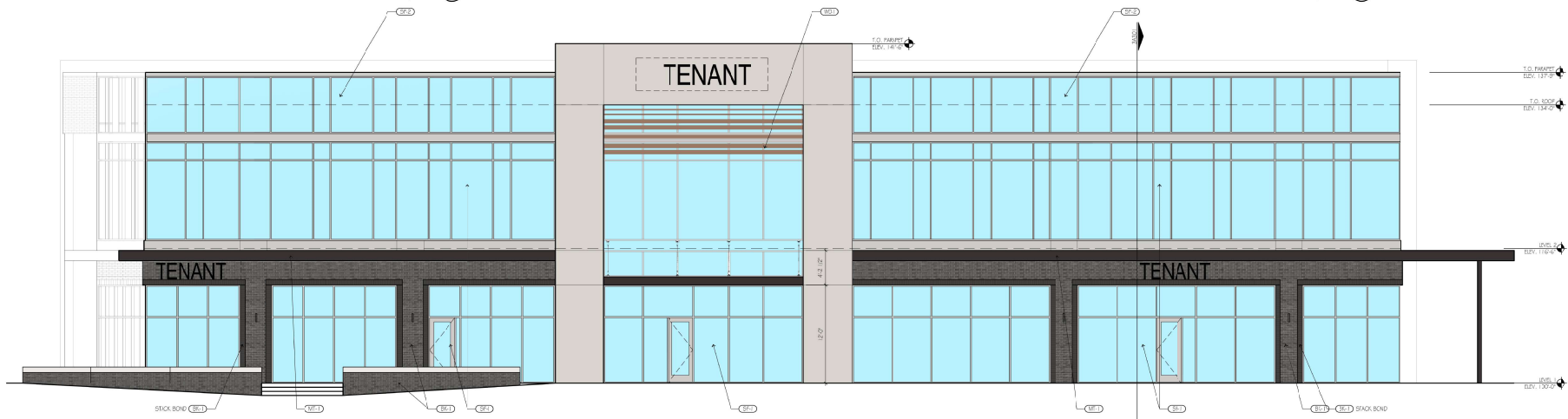


TAG	MATERIAL	COLOR	FINISH
BL-1	BRICK	DRY BRW	GRAY WOODFIB
BL-2	BRICK	TRN	GRAY WOODFIB
EP-1	EPS	GRY	SMOULAST 150/150
MF-1	MERC	CHARCOAL	
MF-2	MERC	SPR SCUM	
SP-1	GLASS	W/DRY MK-1	
SK-2	SLATE SPANDREL	W/DRY MK-2	
WF-1	METAL WOOD LOOK	NATURAL WOOD	



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

NORTH ELEVATION ②
SCALE: 3/16" = 1'-0"

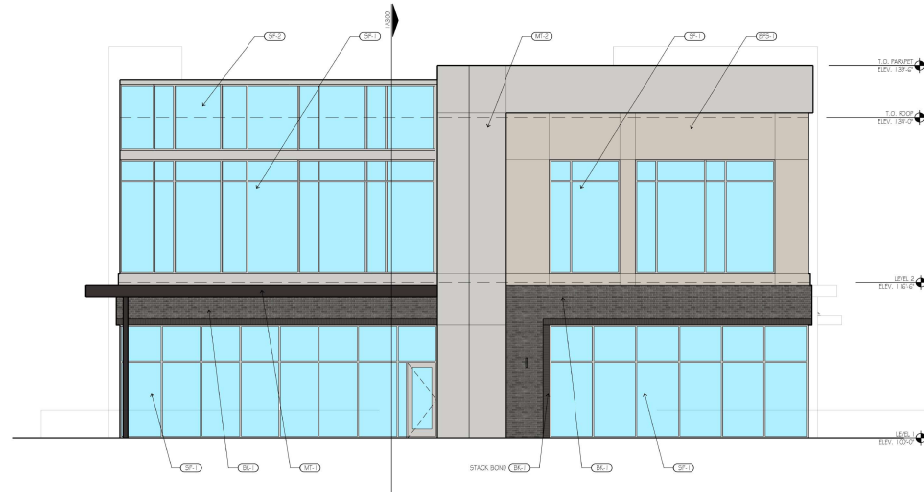


WEST ELEVATION ①
SCALE: 3/16" = 1'-0"

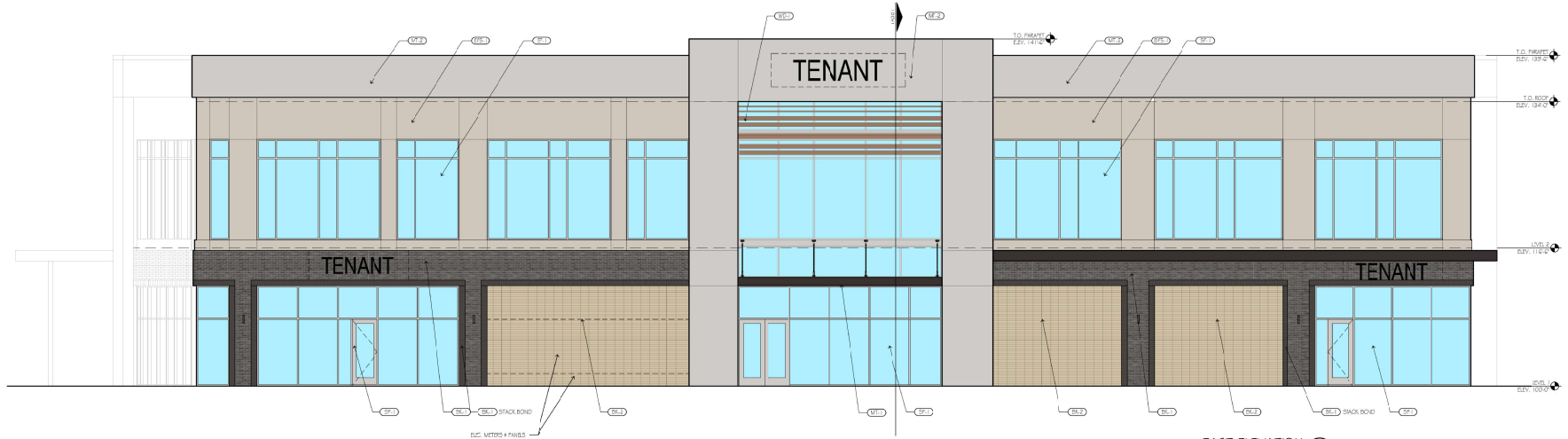




STAIR WALL ELEVATION ③
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION ②
SCALE: 3/16" = 1'-0"



EAST ELEVATION ①
SCALE: 3/16" = 1'-0"



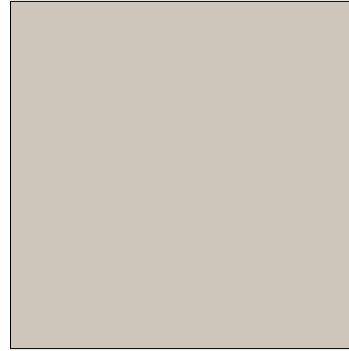
VIEW FROM SCARBOROUGH LOOKING NORTHEAST



BK-1
GLEN GERY
CARBON BLACK
VELOUR



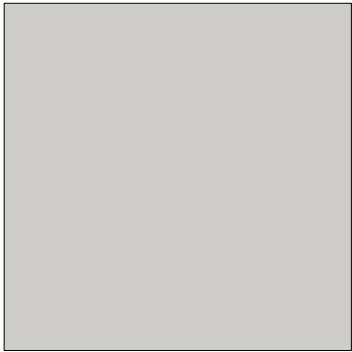
BK-2
GLEN GERY
DOLOMITE GREY
VELOUR



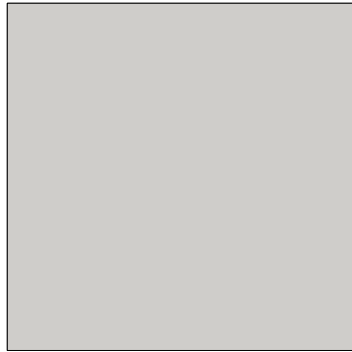
EIFS-1
DRYVIT
PAINT TO MATCH SW7043 WORLDLY GRAY



MT-1
PAC-CLAD
DARK BRONZE



MT-2
ACM METAL PANEL
LIGHT GRAY



SF-1/SF-2
KAWNEER
ALUMINUM (CLEAR)
(MATCH MT-2)

VISION GLASS
1" INSULATED GLASS UNIT
VITRO SOLARBAN R77 OR SIM.



WD-1
WOOD SCREEN ACCENT
METAL PLANK FACIL FACADES
HORIZONTAL METAL ACCENT

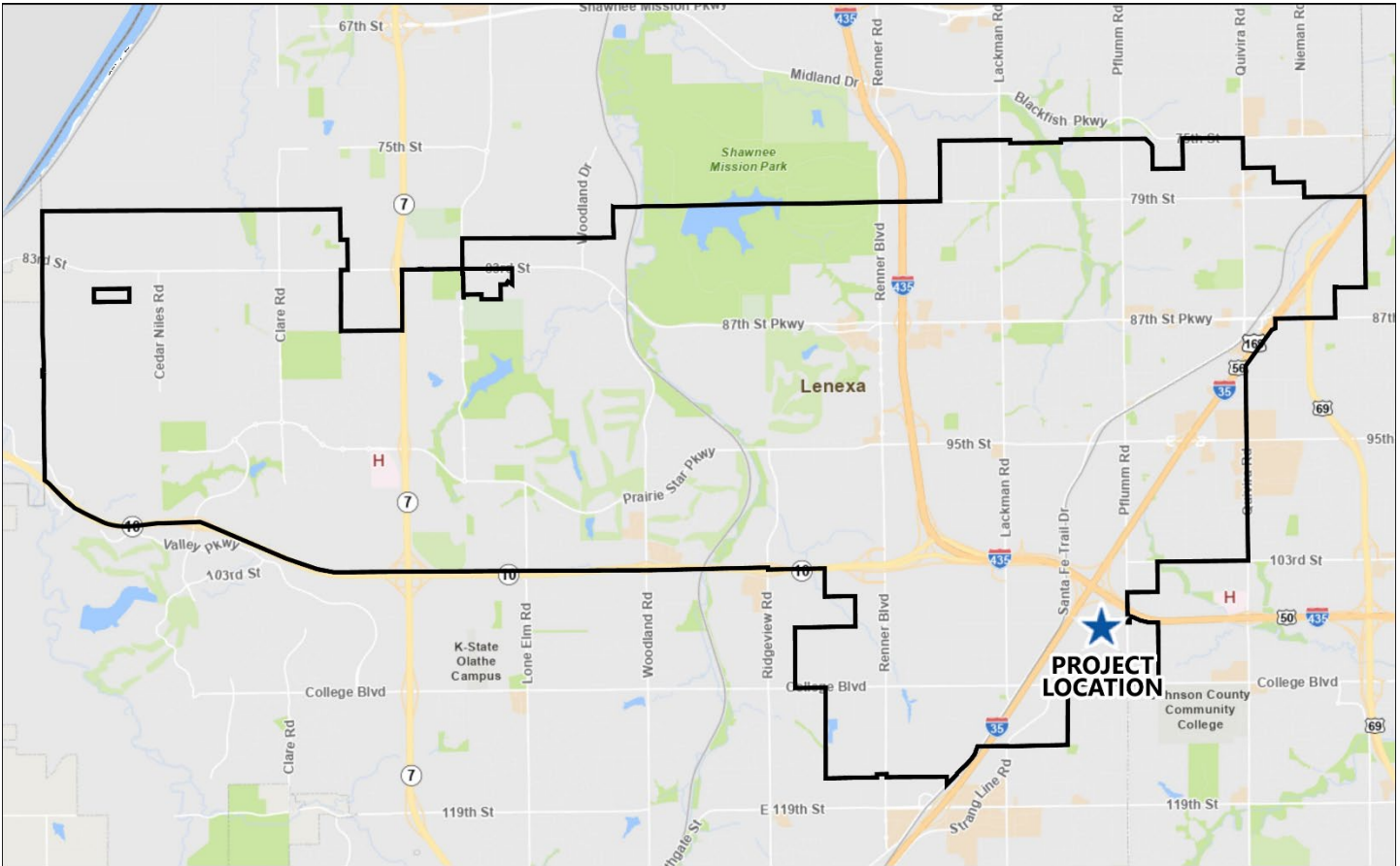


WD-2
SOFFIT
WOOD LOOK METAL PANEL
FACIL FACADES
8" PLANK
WOODEC TURNER OAK WALNUT

MATERIAL BOARD

CROWN IV (MIDWEST COMPOUNDERS)

Project #:	PL24-04FR	Location:	13715 W. 109 th Street
Applicant:	Cade Rogge, MW Builders	Project Type:	Revised Final Plan
Staff Planner:	Kim Portillo, AICP	Proposed Use:	Office; Medical Lab; Medical Clinic



PROJECT SUMMARY

The applicant proposes exterior modifications on a 13,428 SF building for a business known as Midwest Compounders. The modifications include the addition of an overhead door and a new trash enclosure. Midwest Compounders will have offices for telehealth appointments, laboratory and inventory space, and administrative offices at this location. These uses are classified as a combination of office, medical lab, and medical clinic. Staff supports the proposed exterior modifications. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The subject site was zoned to CP-O, Planned Office district in 1984. It is platted as Lot 3 of Crown Business Park, which was recorded on January 30, 1998. The building was constructed in 2002.

LAND AREA (AC) 2.1	BUILDING AREA (SF) 13,428	CURRENT ZONING CP-O	COMP. PLAN Office
------------------------------	-------------------------------------	-------------------------------	-----------------------------



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

Midwest Compounders is a pharmacy company that provides services such as prescription filling, compounding, consultations, over the counter medications, and home delivery services. This location will house prescriber offices for over-the-phone health consultations and prescribing. Prescriptions will be sent out via mail or courier with no off-street customers. There will also be lab space for clinical research trials. These uses have been identified as a combination of *office, medical lab, and medical clinic*. The proposed uses are allowed within the CP-O Zoning District. The future land use map designates this property as office. The proposed uses fit within this designation.

Uses to the north and east include similar operations of office and warehousing. To the south of the site is an open space area that serves a multi-family senior living complex. The open space provides significant separation between this office building and the existing senior living facility. The proposed reuse of the building would not have any negative impacts on the senior living facility. To the west of the site is a single-family subdivision. The single-family homes are separated from this office building by a dense wooded area with a depth of approximately 100 feet. The wooded buffer is located on the subject property and will be maintained with this reuse of the building. The use will not have any negative impacts on the residential area on the other side of the buffer.

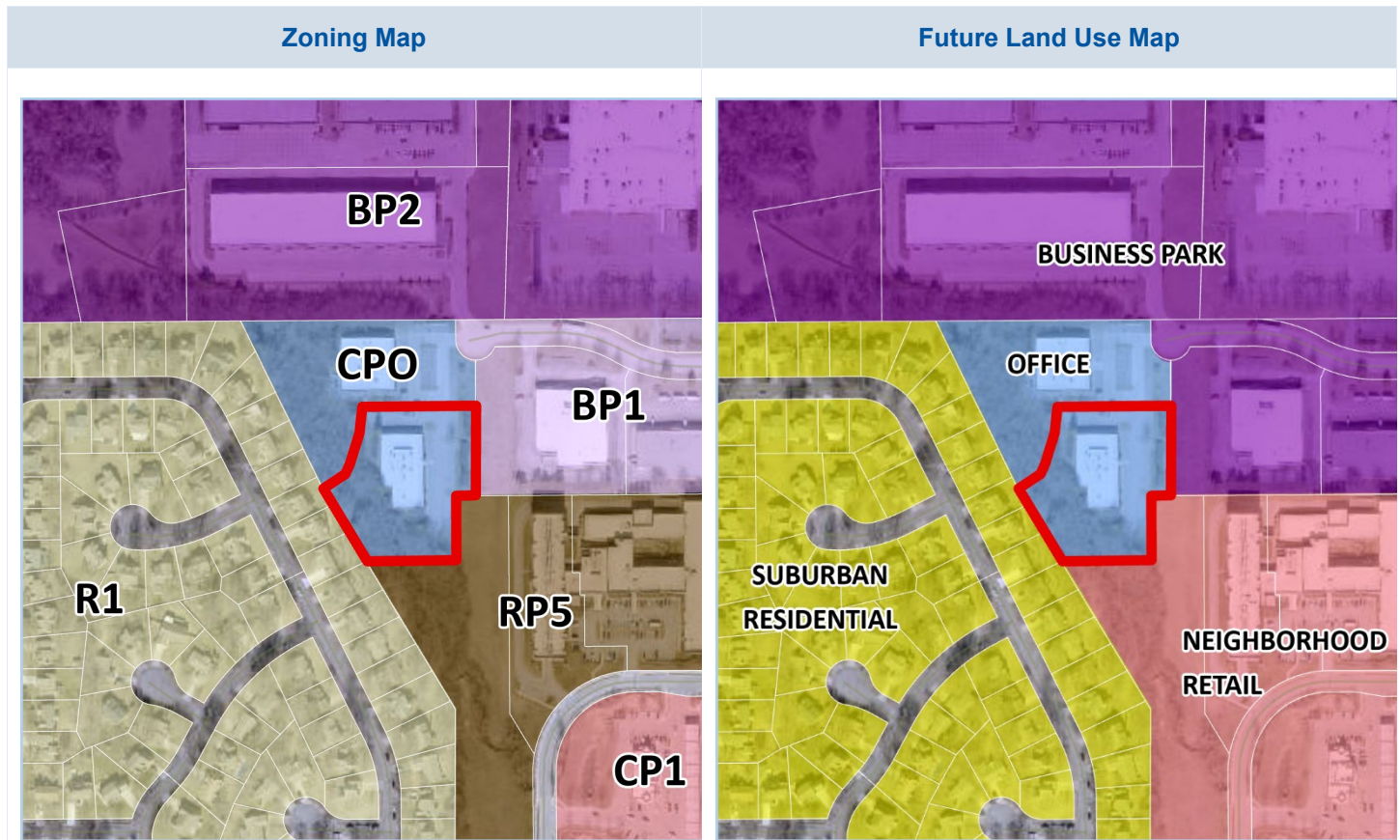


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Office	CP-O, Planned General Office District	Office
North	Office	CP-O, Planned General Office District	Office
South	Neighborhood Commercial Center	RP-5, Planned Residential (High-Rise, High-Density) District	Open Space
East	Business Park	BP-1, Planned Business Park District	Warehouse/ Office
West	Suburban Residential	R-1, Single-Family Residential District	Single-Family Residential

REVISED FINAL PLAN REVIEW

This is a final plan application to allow exterior modifications to an office building in the Crown Business Park. The modifications are being done to accommodate use of the building for a pharmaceutical compounding company known as Midwest Compounders. The site is developed with a one-story building located centrally and parking areas to the north and east. The westernmost 100 feet of the site is wooded.

Proposed changes to the site and building include:

1. Addition of an overhead door on the north side of the building.
 - The overhead door will be accessed through the parking lot and will be used approximately once a week for courier vehicle pick-ups and deliveries.
 - Vehicles using the overhead door will maneuver within the parking lot for access to the door.
 - The overhead door will be screened from the adjacent property to the north.
2. Construction of a new trash enclosure at the southeast corner of the parking lot.



Exhibit 2: Location of overhead door and trash enclosure.

PUBLIC IMPROVEMENTS

There are no public improvements planned or required for this project.

ACCESS, TRAFFIC, AND PARKING

This site does not have any street frontage but rather has access at the northeast corner from the W. 109th Street cul-de-sac via a private drive through the adjacent property to the north. The cul-de-sac serves the Crown Business Park and industrial developments to the north and connects to Pflumm Road. Pflumm Road is a minor arterial and W. 109th Street is a local street.

The site has 62 parking spaces. Two of the 62 spaces are located in front of the proposed overhead door, which is anticipated to be used approximately once per week. While these spaces may be blocked during the infrequent use of the overhead door, Staff does not have concerns regarding the availability of parking. There will be approximately 3,821 SF of warehouse space that will serve the medical lab and pharmacy compounding operations, which for the purposes of parking has been calculated as *medical service*, a parking use designated by the Unified Development Code (UDC). It is expected that these areas will have a low volume of parking need.

TABLE 2: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
Office 5,122 SF	1 per 250 SF	20	62	0
Medical Service 8,306	1 per 200 SF	42		
TOTAL		62	62	0

STORMWATER

Stormwater management has been approved with previous development on the site. The modifications will not create any additional impervious area and will not impact the stormwater system.

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

Exterior lighting consists of both pole and building mounted fixtures. Fixtures are mounted with non-adjustable brackets at a height of 20 feet for pole mounted fixtures and 12 feet for wall-mounted lights.

LANDSCAPING

Landscaping as originally installed with construction of the building in 2002 has been maintained and is now fully established, providing healthy perimeter plantings, including an established and well-landscaped area of shrubs and bushes along the eastern perimeter line. There is also landscaping around the base of the building on the east side which will remain. A dense wooded area on the west side of the building serves as a buffer between the building and the single-family residential area to the west. This area shall remain and will not be disturbed. No existing landscaping shall be removed with the proposed exterior modifications. The applicant shall take care to disturb the smallest amount of landscaping possible with construction and must replace and disturbed areas.

This application is for the addition of an overhead door on the north façade, which is required to be screened from view by adjacent properties. There is a grade change between this property and the property to the north, with this property being at the lower elevation. The grade change results in a hill that helps screen the subject building from the neighboring property. Additionally, there are mature trees and shrubs along the northern property line that further obstruct the view of the future dock door.



Exhibit 3: View of the north-facing facade of the Midwest Compounders building from the neighboring office building to the north.

ARCHITECTURE

The existing building is one-story and 13,428 SF. Exterior finish materials include light red blend concrete masonry units with dark red blend and dark brown accents. The building utilizes storefront windows and doors with dark bronze frames. Two windows are proposed to be removed and replaced with an overhead door on the north side of the building. The overhead door will be brown to match the surrounding wall color.

The plans also include a new trash enclosure. The enclosure will use materials and colors similar to the building with brown concrete masonry units and a bronze steel gate.

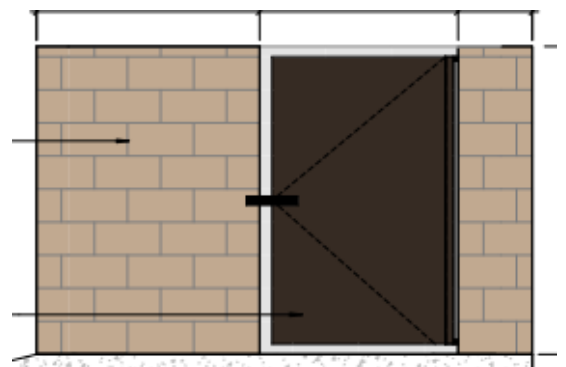


Exhibit 4: Trash enclosure

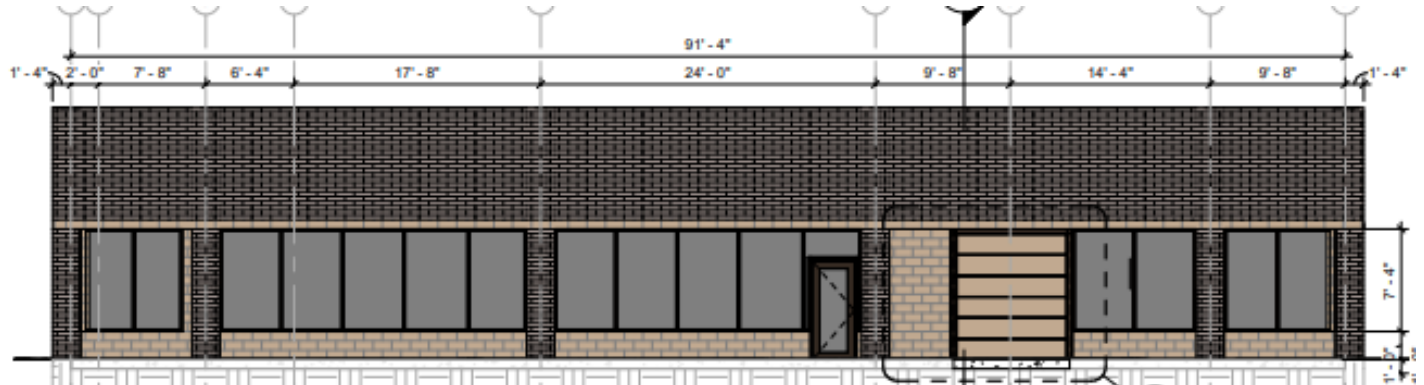


Exhibit 5: North elevation



Exhibit 6: Rendering of proposed overhead door

DEVIATIONS

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

NEXT STEPS

- The Planning Commission is the final authority for approval of this project.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements, such as permits and development fees.

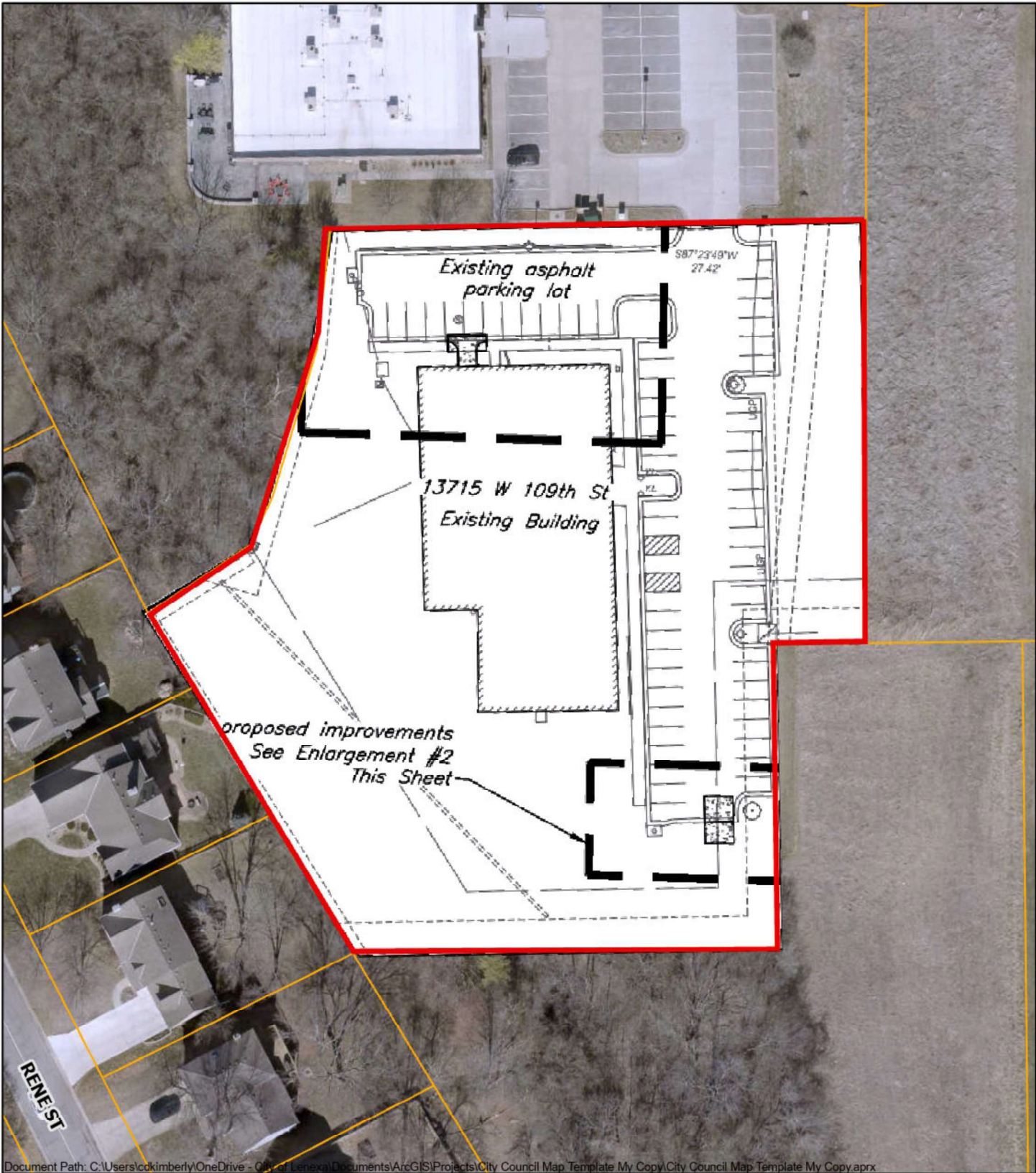
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed revised final plan for Crown IV.**

- This is a final plan for exterior and site modifications to an office building for Midwest Compounders, a compounding pharmacy company.
- The project is consistent with Lenexa’s goals through *Responsible Economic Development* to create *Thriving Economy*.

FINAL PLAN

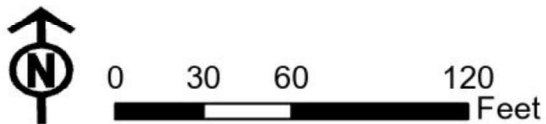
Staff recommends **approval** of the final plan for PL24-04FR – **Crown IV** at 13715 W. 109th Street, for Midwest Compounders office, medical lab, and medical clinic space.



Document Path: C:\Users\ckimberly\OneDrive - City of Lenexa\Documents\ArcGIS\Projects\City Council Map Template My Copy\City Council Map Template My Copy.aprx

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

Crown IV (Midwest Compounders) PL24-04FR



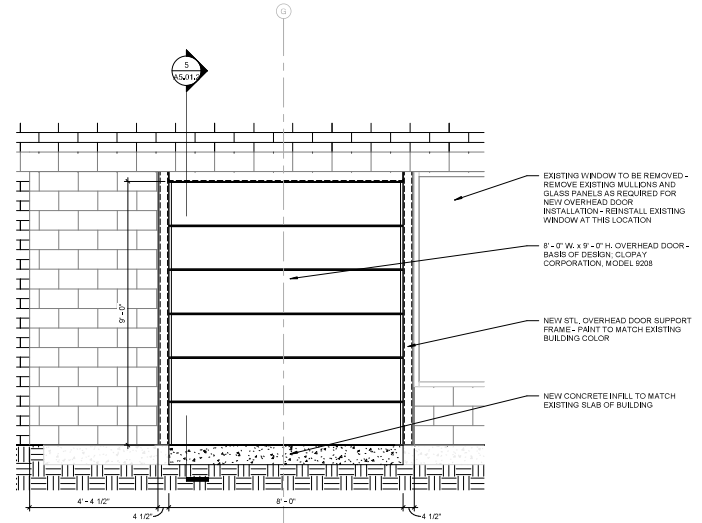


REV	DATE	DESCRIPTION

PROJECT NUMBER	16006/00
DATE	12/08/2023
ISSUED FOR PERMIT	
DESIGNED:	JLN
DRAWN:	JRV
REVIEWED:	CDR

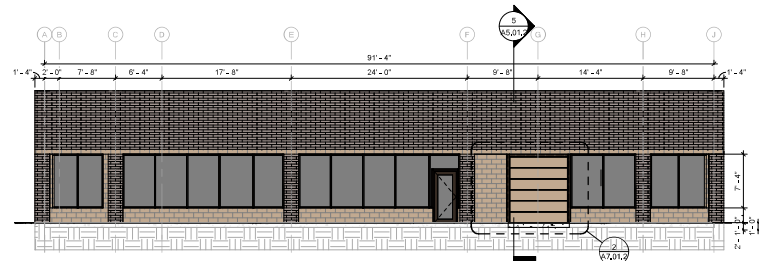
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A7.01.2



ENLARGED NORTH EXTERIOR @ NEW OVERHEAD DOOR

A7.01.2 A3.01.2 SCALE: 1/2" = 1'-0"



NORTH EXTERIOR ELEVATION

A7.01.2 SCALE: 1/8" = 1'-0"

NOTE: BRICK CMU AND WINDOW FRAME COLORS ARE EXISTING - DOOR FRAME TO MATCH WINDOW FRAME COLOR - DOOR PANEL COLOR TO MATCH CMU COLOR



REVISION

PROJECT NUMBER
14782.00
DATE
12/8/23

ISSUED FOR PERMIT

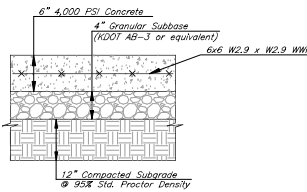
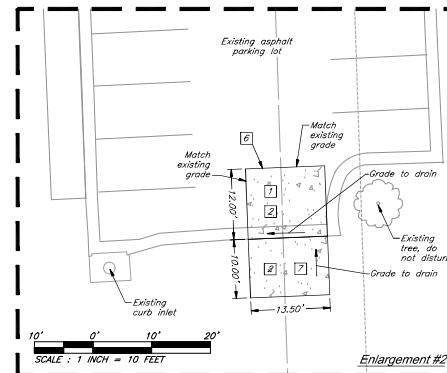
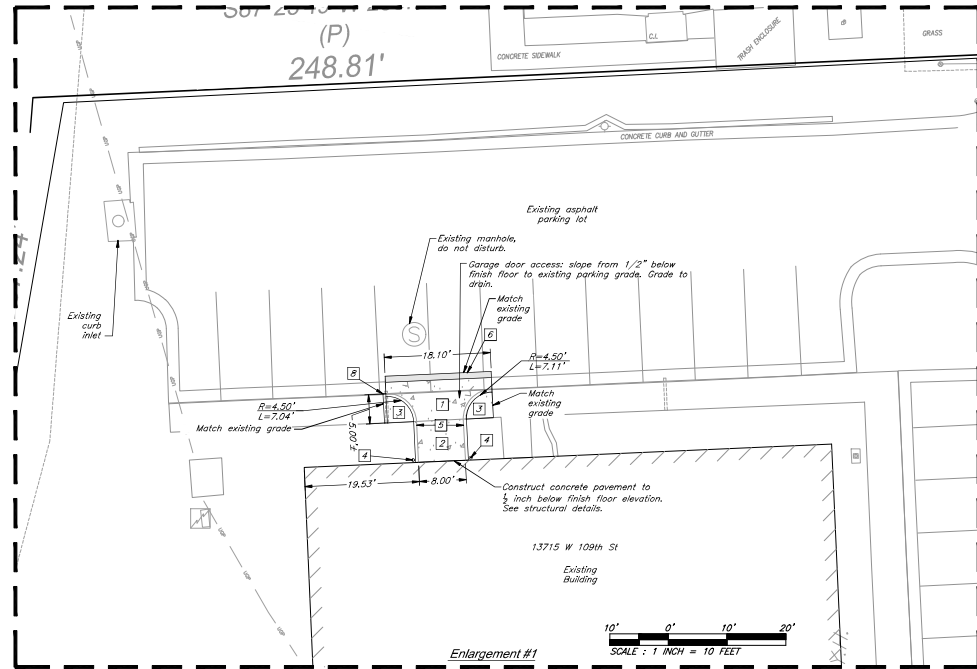
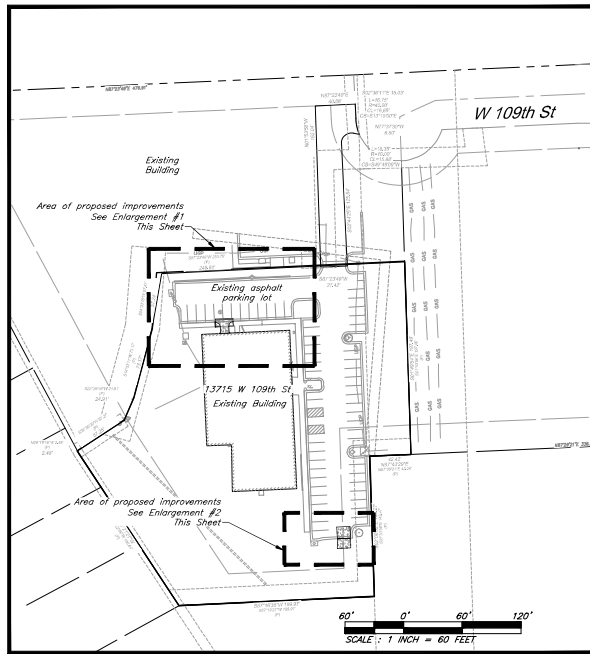
DESIGNED
JRH
DRAWN
JRH
REVIEWED
JRH

SHEET TITLE

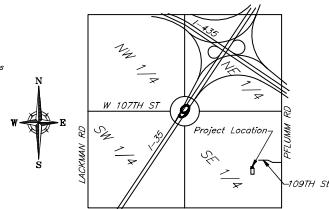
Site Plan

SHEET NUMBER

C1



CONCRETE PAVING
Not to Scale



VICINITY MAP
Section 13-24-09
SCALE: 1"=2000'

Parking Analysis

Proposed Use:
Office/Lab = 9,608 SF
Warehouse = 3,821 SF
Required Parking Ratio:
Office/Lab = 1 space / 250 SF
Warehouse = 1 space / 1,500 SF
Required Parking:
Office/Lab = 9,608 / 250 = 38.43
Warehouse = 3,821 / 1,500 = 2.55
Total required = 41 spaces
Existing Parking = 62 spaces (3 ADA)

Construction Notes

- 1) Demo existing pavement.
- 2) Construct concrete paving.
- 3) Construct sidewalk per Lenexa standard details.
- 4) Construct bollard per architectural detail.
- 5) Construct type B "Dry" curb and gutter.
- 6) Sawcut pavement full depth for concrete pavement construction. Patch asphalt as needed.
- 7) Trash Enclosure. See architectural plans for details. Slope pavement draining south to north at 2% slope.
- 8) Salvage and replace existing trench drain for roof drain overflow.

LEGEND			
●	Cable Drop	○	Light Pole
○	Cable TV Pedestal	○	Yard Light
○	Power Pole	○	Telephone Manhole
○	Guy Anchor	○	Telephone Pedestal
○	Guy Pole	○	Telephone Vault
○	Electric Manhole	○	Telephone Pole
○	Electric Sectionalizer	○	Tree Coniferous
○	Electrical Transformer	○	Tree Deciduous
○	Electric Pedestal	○	Bush
○	Power Pole/Telephone Pole	○	Fire Hydrant
○	Power Pole/Light Pole	○	Water Meter
○	Gate Post	○	Sprinkler Head
○	Bollard/Guard Post	○	Sprinkler Valve/Box
○	Gas Meter	○	Post Indicator Valve
○	Gas Valve	○	Yard Spigot/Hydrant
○	Curb Inlet	○	Existing Contour Major
○	Field Inlet	○	Existing Contour Minor
○	Drop Inlet	○	Fiber Optic Line
○	Area Inlet	○	Storm Sewer
○	Junction Box	○	Underground Electric
○	Sanitary Sewer Manhole	○	Underground Telephone
○		○	Underground Cable TV
○		○	Water Line

- General Notes:**
1. All Construction shall conform to the City of Lenexa's Technical Specifications in effect at the time of the City's approval date shown on the approved plans and incorporated herein by reference.
 2. All traffic control shall be the responsibility of the Contractor and shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
 3. Property corners and/or section corners disturbed or damaged by construction activities shall be re-established by a Registered Land Surveyor licensed in the state of Kansas, at the Contractor's expense.
 4. Construction Staking shall be the responsibility of the General Contractor.
 5. The Contractor shall be responsible for the restoration of the Right-of-Way and for damaged improvements such as curbs, sidewalks, driveways, street light and traffic signal junction boxes, traffic signal equipment, irrigation systems, landscaping, lawn, etc. Damaged improvements shall be repaired in conformance with the latest City of Lenexa Standards and to the City's satisfaction.
 6. All work shall be confined within easements and/or construction limits as shown on the plans.
 7. The Contractor shall, prior to the commencement of work, investigate surface and subsurface conditions to be encountered across the site and notify the Engineer if any discrepancies or changed conditions are noted.
 8. All trash and debris identified on site shall be properly handled and disposed of in accordance with state of Kansas and City of Lenexa regulations.
 9. All measurements on these plans are horizontal distances, not slope distances.

- Permitting:**
1. Contractor is responsible for obtaining all required permits, paying all fees, and for otherwise complying with all applicable regulations governing the work.

- Erosion Control:**
1. No trees shall be damaged or removed without prior authorization from owner unless otherwise shown on this plan.

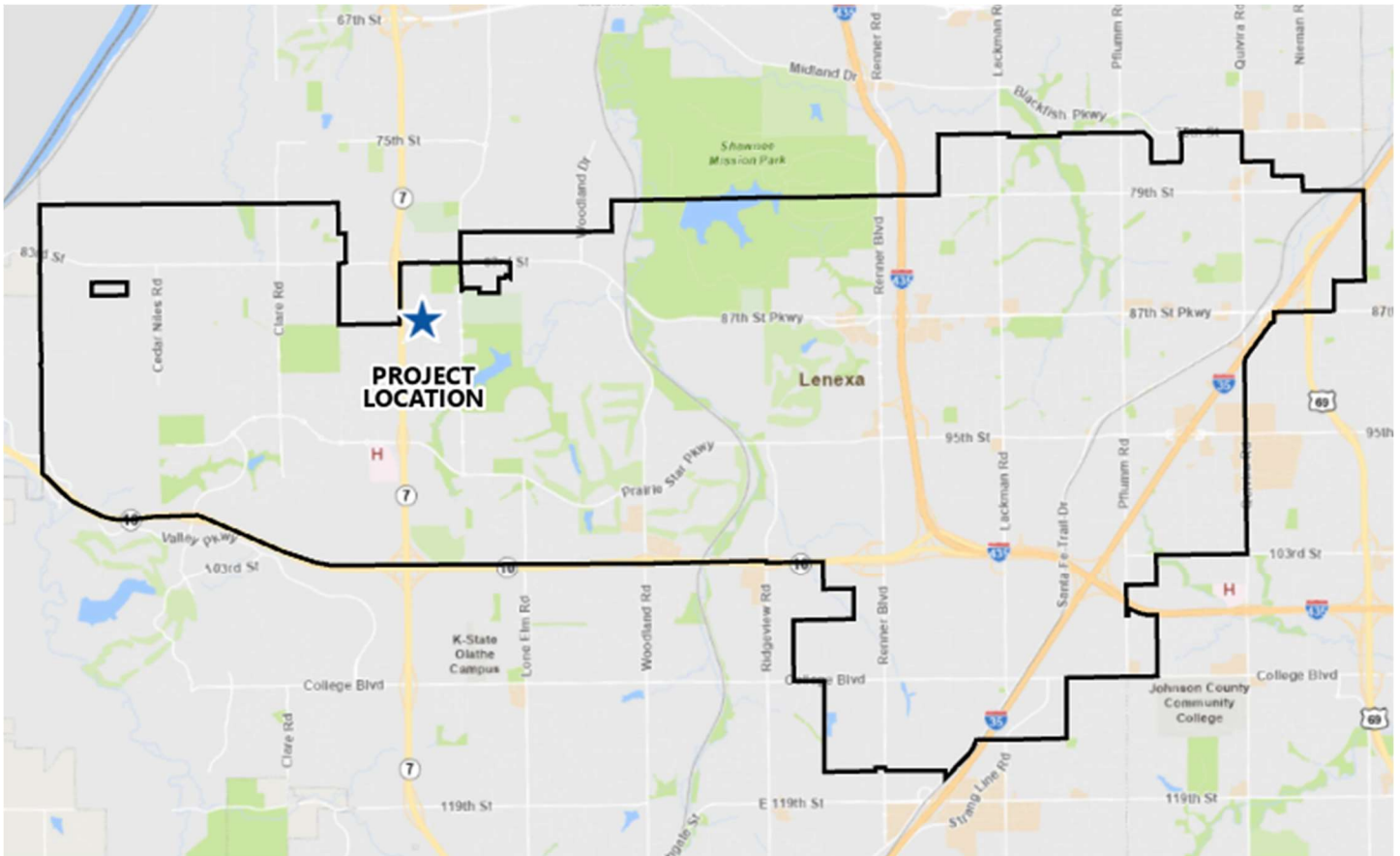
- Grading and Earthwork Notes:**
1. Slopes shall be constructed to a maximum slope of 3:1 (horizontal/vertical).
 2. All temporary slopes and excavations shall conform to Occupational Safety and Health Administration (OSHA) standards for the Construction Industry (29 CFR part 1026, subpart P).

- General Utility Notes:**
1. Numerous existing utilities are on site. Contractor shall be responsible for locating all existing utilities.
 2. All existing utility vaults, lids, valves, etc. shall be adjusted to final grade.
 3. Prior to beginning work, the Contractor shall notify all utility companies who have facilities in the vicinity of the project area of the work to be performed.
 4. All utility extensions and construction shall conform to the Standards and Specifications of the applicable Utility Companies.
 5. All utilities located within public Right of Way shall adhere to all applicable City of Lenexa Standards.
 6. Any pavement, curbs, pavers, landscape, etc. disturbed by utility services or other construction incidental to the improvements shown on these plans shall be repaired to like or better condition.

- Demolition Notes:**
1. It is understood that contractor may not be able to accomplish saw cuts exactly as shown on this plan. Contractor shall determine suitability of concrete in areas indicated herein and adjust saw cuts to include tangents to allow cuttable for the proposed construction intended. Contractor shall adhere to these locations as close as practical.
 2. Existing Utilities - The locations of existing underground utilities are approximate and have not been fully verified by the Owner or its representative. The Contractor shall determine the exact location of all existing utilities before commencing work. The Contractor is fully responsible for any and all damages occurring from his failure to do so. The Contractor shall coordinate the relocation of any utilities that may be encountered prior to the start of construction.
 3. Existing Site Conditions - The Contractor shall, prior to commencing work, investigate surface and subsurface conditions to be encountered across the project site and notify the Engineer if any discrepancies or changed conditions are noted.
 4. All demolition shall adhere to all local, State and Federal laws, ordinances, codes, and statutes governing such demolition as required.
 5. All pavement and concrete shall be cleanly sawcut to full depth prior to removal.

WESTSIDE FAMILY CHURCH, SECOND PLAT

Project #:	PT24-02FR	Location:	8500 Woodsonia Drive
Applicant:	Matt Schlicht, Engineering Solutions	Project Type:	Revised Final Plat
Staff Planner:	Dave Dalecky	Proposed Use:	Church



PROJECT SUMMARY

The applicant requests approval of a revised final plat for a one lot and one tract final plat. A revision to the previously approved final plat is necessary due to sanitary sewer requirements from Johnson County Wastewater (JCW). The plat will consolidate the Westside Family Church campus into one contiguous lot. The north part of the site is currently platted. A new building is proposed to be developed on the southeast part of the site, which requires that part of the site to be platted. Consolidating the site into a single lot will resolve any issues of an internal property line of the campus. The new building is the proposed care center building includes classrooms, meeting rooms, playrooms, and counseling rooms for the church to use to provide services for their congregation.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

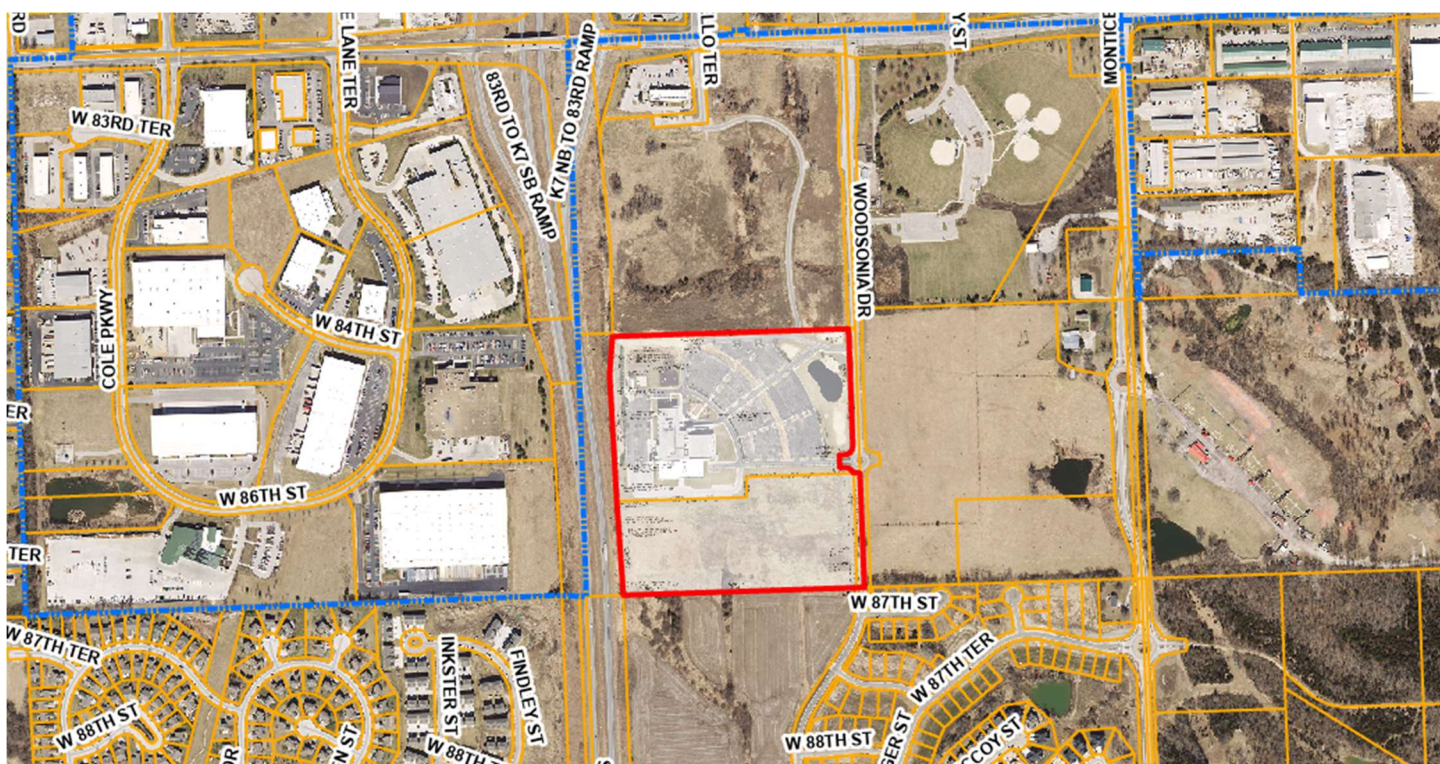
The subject property is located on the west side of Woodsonia Drive south of W. 83rd Street. In June 2004, a rezoning and overall preliminary plan was approved for Westside Family Church (PL04-11P & RZ04-12) to rezone the 34-acre property from AG, Agricultural to R-1, Residential Single-Family and to 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 89,775 square feet. The addition provided for more worship space on the main floor of the building and revised associated parking.

In May 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.

The final plan (PL23-18F) and final plat (PT23-21F) for the site were approved in October 2023. The final plat excluded the majority of the unplatted south half of the site in anticipation of platting that portion at a later phase of build out.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
32.84	89,775	R-1	Public/Open Space



LAND USE REVIEW

The Westside Family Church campus is an allowed use in the R-1 Zoning District. The church buildings fall within the “church or place of worship” land use category in the Unified Development Code (UDC). The primary building is the main worship center with classrooms and associated administration offices. The new building will include classrooms, meeting rooms, playrooms, and counseling rooms for the church community and is considered as an accessory office use. The new plat will contain the entire campus in one lot.

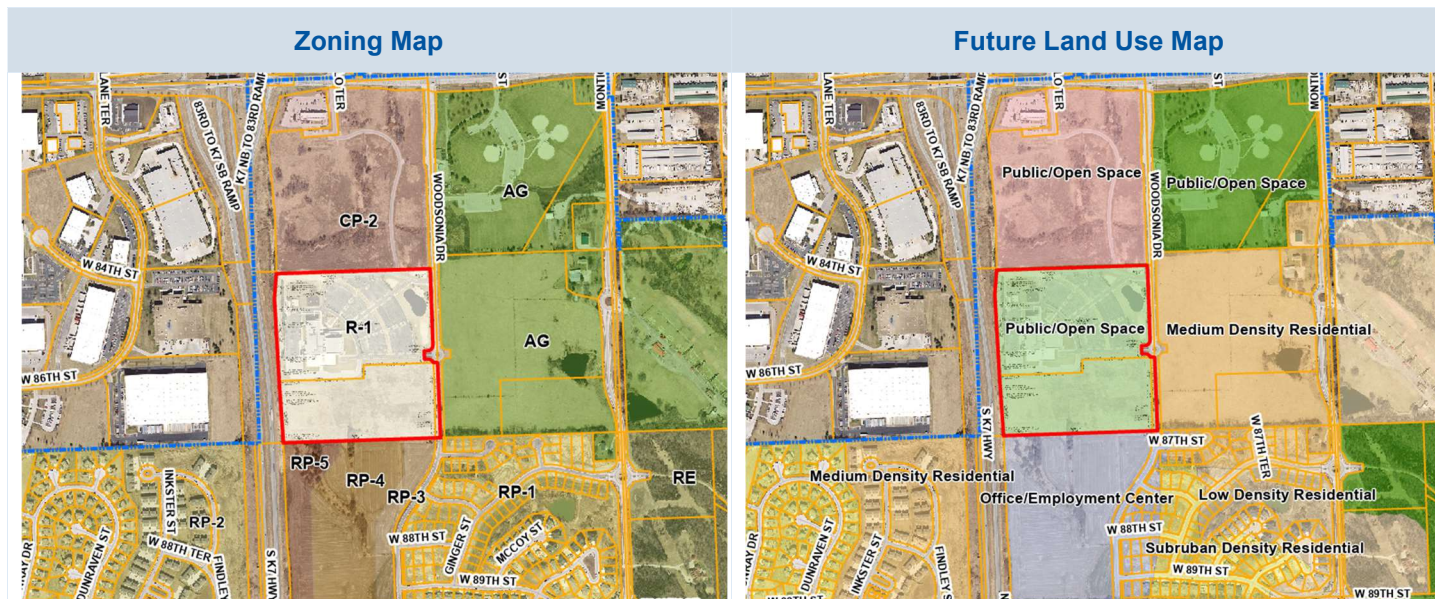


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Current Use
Subject Property	Public/Open Space	R-1, Residential Single-Family District	Undeveloped
North	Community Retail	CP-2, Planned Community Commercial District	Undeveloped
South	Office	RP-3, RP-4, RP-5 Planned Residential Medium-High, High, & High-Rise Density Districts	Undeveloped
East	Medium Density Residential	AG, Agricultural District	Undeveloped
West	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)

DEVIATIONS

The applicant is not requesting any deviations.

REVIEW PROCESS

- 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 April 16, 2024.
- The final plat must be recorded with Johnson County prior to permits being released.

RECOMMENDATION FROM PROFESSIONAL STAFF

- ★ **Staff recommends approval of the proposed Revised Final Plat for Westside Family Church.**
 - This project is consistent with Lenexa's goals to promote **Inviting Places** and **Healthy People**.

FINAL PLAT

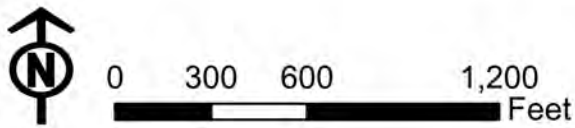
Staff recommends **approval** of the final plat for PT24-02FR – **Westside Family Church, Final Plat** at 8500 Woodsonia Drive, for a *church/place of worship* and an accessory *office* use.



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

Westside Family Church, Second Plat

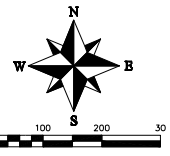
PT24-02FR



Final Plat

Westside Family Church, Second Plat

Part of the Southwest Quarter of the Southwest Quarter and a Replat of Lot 1A, Westside Family Church Section 27, Township 12, Range 23 Lenexa, Johnson County, Kansas



LEGEND

These standard symbols will be found in the drawing.

- 5/16" Rebar & Cap (LS-218)
- Found Survey Monument (As Noted)
- Exception Document Location

PLAT DESCRIPTION

All of Lot 1A, Westside Family Church Lot 1A, a subdivision as recorded in the Office of the Recorder, Johnson County, Kansas AND

All that part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 12, Range 33 described more particularly as follows:

Beginning at the Southeast Corner of Lot 1A of Westside Family Church Lot 1A, a subdivision as recorded in the Office of the Recorder, Johnson County, Kansas; thence North 88° 08' 57" East, a distance of 624.20 feet; thence North 01° 51' 41" West, a distance of 544.90 feet; thence South 02° 02' 41" East, a distance of 501.87 feet; to a point on the South line of the Southwest 1/4 of Section 27, Township 12, Range 23, said point being 1331.85 feet east of said Southwest Corner of the Southwest 1/4; thence South 89° 08' 09" West along said South Line, a distance of 1154.35 feet; thence North 03° 56' 38" West, a distance of 454.73 feet; returning to the Point of Beginning. (Containing 1,430,676.80 Sq. Ft./32.84 Acres)



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 present 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 "UE" or "Utility Easement". No above ground facilities associated with the uses herein permitted shall be constructed, located or maintained in any 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 plat as "Drainage Easement" or "DE" 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 City of Lenexa is under no duty or obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, and in no event shall this easement be construed to impose any such obligation on the City of Lenexa. That it is a designated drainage easement and to be created and maintained by the Church/Property Owner, and said Tract A will be used for a Permanent Utility Quality Water Quality Easement and maintenance of drainage facilities including water quality features in said easement shall be the responsibility of the Church/Property Owner.

An easement of 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 JCWA. 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 therefor.

SURVEYOR'S GENERAL NOTES:

- 1) This survey is based upon the following information provided by the client or requested by this surveyor:
 - (A) Final Plat of Westside Family Church, recorded in Book 200655 at Page 002967
- 2) This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Kansas Standards for Property Boundary Survey.
- 3) The Title report was furnished by Chicago Title Insurance Company, Policy No. 020073199 dated August 8, 2007 @ 9:00 A.M.
- 4) Readings shown hereon are based upon bearings described on the Final Plat of "Westside Family Church"
- 5) This company assumes no responsibility in the location of existing utilities with the subject premises. This is a sub-adjacent survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- 6) Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public-owned.

IN TESTIMONY WHEREOF:

WESTSIDE FAMILY CHURCH, A KANSAS NON-PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS _____ DAY OF _____ 2024.

WESTSIDE FAMILY CHURCH

 PRESIDENT

NOTARY CERTIFICATION:

ON THIS _____ DAY OF _____ 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN TO ME TO BE THE MEMBER 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 AFFIRMED BY SEAL THE DATE LAST WRITTEN ABOVE.

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, ON THIS _____ DAY OF _____ 2024

BY _____ PLANNING COMMISSION CHAIRMAN

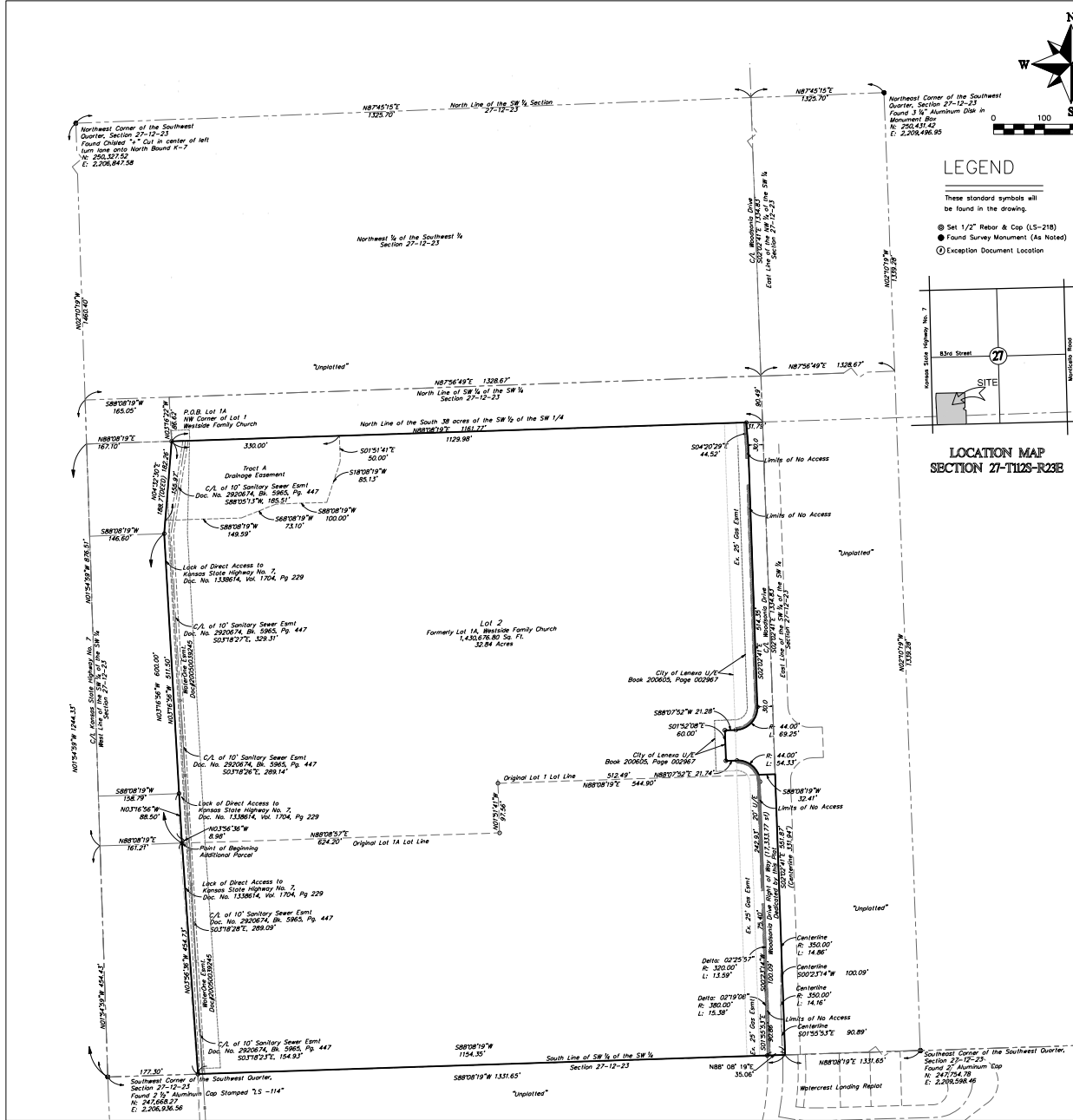
ACCEPTED BY THE GOVERNING BODY OF THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, ON THIS _____ DAY OF _____ 2024

MAYOR JULIE BAYERS
 ATTEST: CITY CLERK JENNIFER WARRIN

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, 2024 AND THAT THE 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

 DATE
 MATTHEW J. SCHLICHT, KS PLS 1586
 ENGINEERING SOLUTIONS LLC, KS CORP LS-216



REVISIONS	
DATE	DESCRIPTION

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

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1	27	12 S	23 E	JOHNSON		February 22, 2024

Scale: 1" = 100'

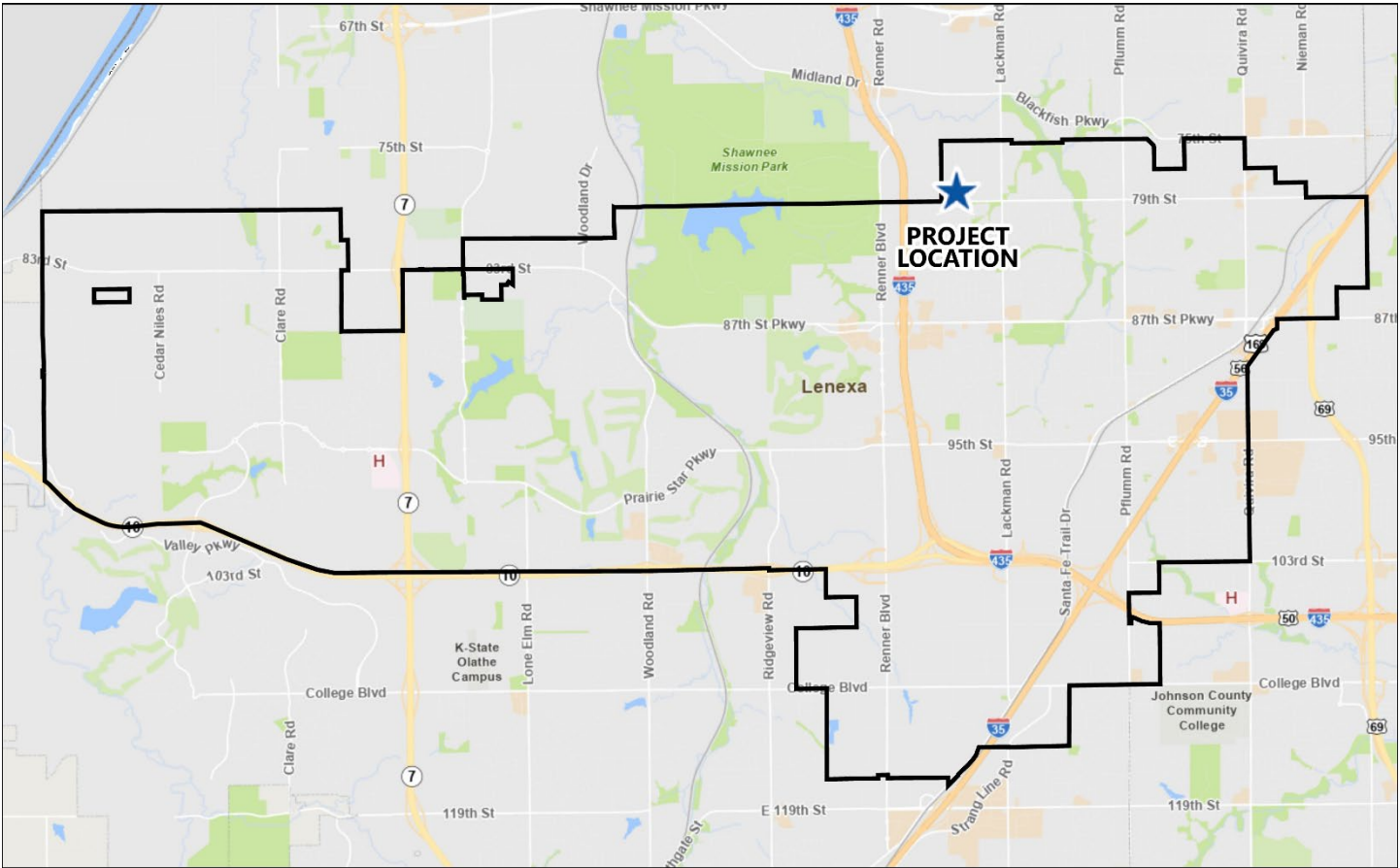
PROFESSIONAL SEAL

ENGINEERING SOLUTIONS

REGISTERED PROFESSIONAL ENGINEERS
 IN THE STATE OF KANSAS
 LICENSE NO. 243888E / 243888E / 243888E / 243888E

SPYRIDAKIS/COOPER HOME DEVIATION

Project #:	DV24-02	Location:	7802 Allman Road
Applicant:	Tanya Spyridakis	Project Type:	Deviation
Staff Planner:	Logan Strasburger	Proposed Use:	Single-Family Residential



PROJECT SUMMARY

The applicant proposes to construct a single-family detached home at a 10-foot setback from the south side property line. The proposed single-family home is one-story and totals 4,198 SF, inclusive of the garage. The applicant is requesting one deviation from Section 4-1-B-5-F of the Unified Development Code (UDC) to allow a 15-foot encroachment into the minimum 25-foot side yard setback. This application is a deviation request due to a previous approval for a replat that included a deviation and given it is eligible for such in a planned district. Staff supports the proposed deviation. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The subject site, now vacant, originally featured a home built in 1955 and was zoned R-1, Single-Family Residential District in the Twilight Acres subdivision. The original plat of Twilight Acres was recorded in 1953 and included lot widths ranging from 280 to 330-feet.

In 2014, the subject lot and two south adjacent lots were rezoned (RZ14-07) from the R-1, Single-Family Residential District to the RP-E, Planned Residential Estate District and were subsequently replatted (PT14-05FR) as Twilight Acres, 3rd Plat, from a single lot consisting of approximately 5-acres to three lots of roughly 1.6-acres each. During the replatting process, the applicant requested a deviation from the minimum lot width of 200-feet for the RP-E District to 110-feet. The deviation to allow 110-foot-wide lots was approved in November 2014.

In April 2021, the previous property owner initiated plans to construct a new home on the subject site. However, they were constrained by the unique dimensions of the lot and the side yard setback requirements of the RP-E District. Deviations from the 25-foot side yard setback requirement were needed to build the desired home on the 110-foot-wide lot. The previous property owner requested deviations from the side yard setback requirement for both the north and south sides so that the home would have side setbacks of 8-feet and 12-feet. The Planning Commission approved the two deviations as requested. The original 1955 home was demolished. The desired new home that necessitated the setback deviations was never built and the property was listed for sale.

The subject lot was purchased by the applicant in May 2023. The applicant desires to construct a different single-family home than what was previously presented in the 2021 deviation request, so a new deviation request is required for review. The applicant's request includes meeting the 25-foot side yard setback requirement on the north side of the new home but proposes to reduce the side yard setback to 10-feet on the south side of the new home.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
1.62	4,198	RP-E	Suburban-Density Residential



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The subject site is zoned RP-E, Planned Residential Estate District. The proposed use is a single-family detached residence. The use is permitted in the RP-E District. The proposed use is compatible with surrounding zoning designations, land uses, and future land use designations. The subject site borders the City of Shawnee on the west property line.

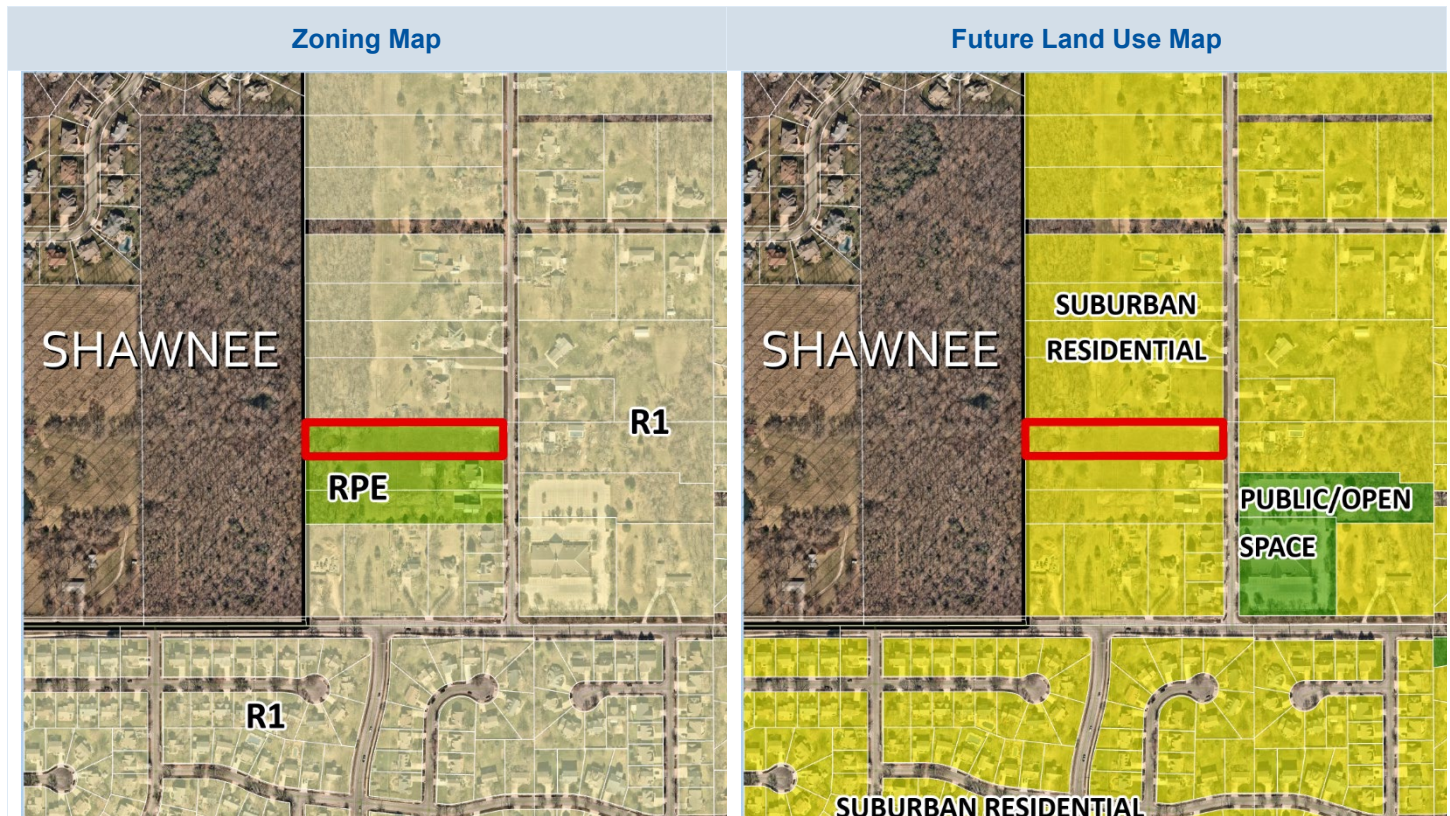


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Suburban Residential	RP-E, Planned Residential Estate District	Single-Family Detached
North	Suburban Residential	R-1, Single-Family Residential District	Single-Family Detached
South	Suburban Residential	R-1, Single-Family Residential District	Single-Family Detached
East	Suburban Residential; Public/Open Space	R-1, Single-Family Residential District	Single-Family Detached
West	City of Shawnee – Traditional Residential Neighborhood	City of Shawnee – AG, Agricultural District; PUDMR, Planned Unit Developed Mixed Residential	Agriculture; Single-Family Detached

DEVIATION REQUEST

The applicant seeks a 15-foot deviation from Section 4-1-B-5-F of the Unified Development Code (UDC) to build a single-family home at a 10-foot side yard setback from the south property line where a 25-foot setback is required. The Planning Commission must review this deviation request for the construction of a single-family detached home at 7802 Allman Road.

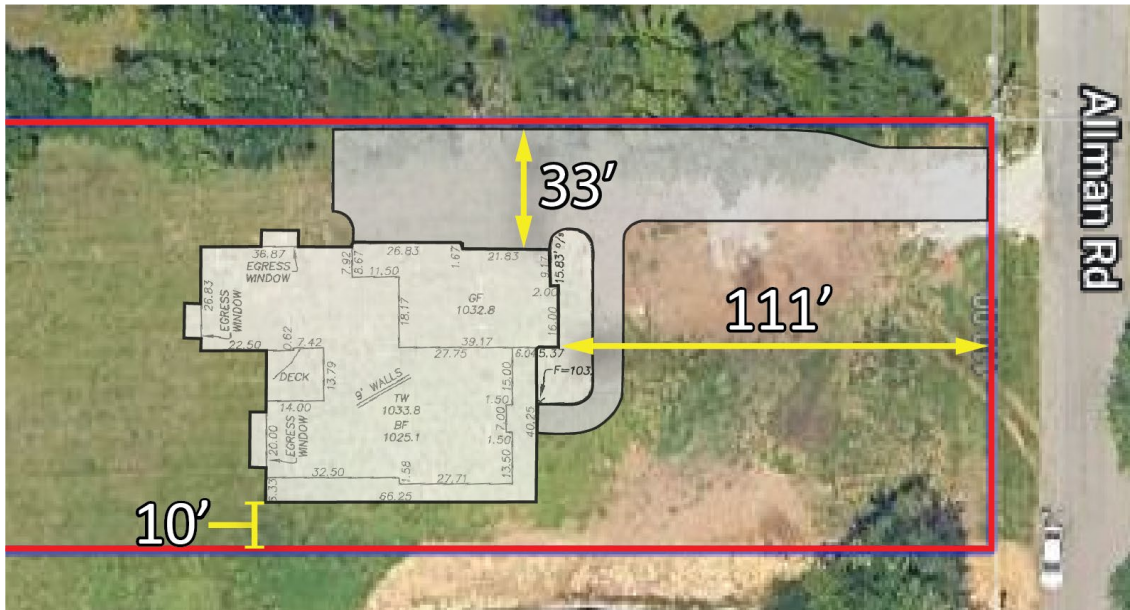


Exhibit 2: Excerpt of Twilight Acres, 3rd Plat, Lot 1, with the current proposed home build superimposed to illustrate the requested deviation from the south side yard setback requirement.



Exhibit 3: Proposed home front yard elevations.

DEVIATION CRITERIA ANALYSIS

Staff’s analysis of the deviation request in relation to the five criteria required for granting of a deviation are outlined below. [Section 4-1-B-27-G](#) of the UDC states the Planning Commission has the authority to approve specific deviations from the minimum standards where there is ample evidence that such deviations do not constitute the granting of a privilege that would not be universally appropriate for other similarly designed and situated developments.

Building setbacks from street rights-of-way and other property lines may be reduced by up to 50 percent of the otherwise applicable requirement. With the applicant requesting a setback deviation greater than 50 percent, Subsection 4-1-B-27-G-4-f of the UDC allows for the Planning Commission to approve other deviations if it is determined the following conditions are met:

- 1. That the deviation requested arises from a condition that is unique to the subject property, is not ordinarily found in the same zoning district and has not been created by the action of the landowner or applicant.**

The subject lot is one of three lots that do not meet the RP-E, Planned Residential Estate District lot width minimums. The three lots were replatted from a single 5-acre lot to three 1.6 acre lots in 2014. The current applicant did not own the lot during the 2014 replatting and rezoning to RP-E when the deviation to reduce lot width was granted.

The three lots were granted a deviation that permitted a reduced lot width of 110-feet from the 200-foot lot width minimum in the RP-E Zoning District. The 2014 deviation did not account for allowing a lesser side yard setback along with the reduced lot width. The remaining surrounding properties are zoned R-1, which requires a minimum side yard setback of seven feet.

The buildable area of the lot is reduced to 60-feet of width if the required 25-foot side yard setback is met. The lot also includes significant easements totaling 140-feet for electric and water utilities, which limits the buildable depth of the lot.



Exhibit 4: Photo of subject site on Allman Road facing west.

2. That the granting of the deviation will not adversely affect the rights of adjacent landowners or residents.

The new home will be set back 111-feet from Allman Road with the neighboring homes to the north and south setback 173-feet and 89-feet, respectively. The three houses will not be directly adjacent to one another as illustrated by Exhibit x. The new home will be set approximately 97-feet from the home to the north and 36-feet from the home to the south. The family that lives at 7810 Allman Road provided a letter of support for the deviation request. It is Staff’s opinion that the varied front yard setbacks decrease the likelihood that adjacent properties will be adversely impacted by the granting of this deviation.

Additionally, Staff reviewed the general character of the vicinity. The area surrounding the subject site is primarily larger single-family residential lots zoned R-1 with lot sizes ranging from 0.25-acres to 3.8-acres and lot widths ranging from 95-feet to 310-feet. The proposed deviation would not be out of character for development patterns in the area.

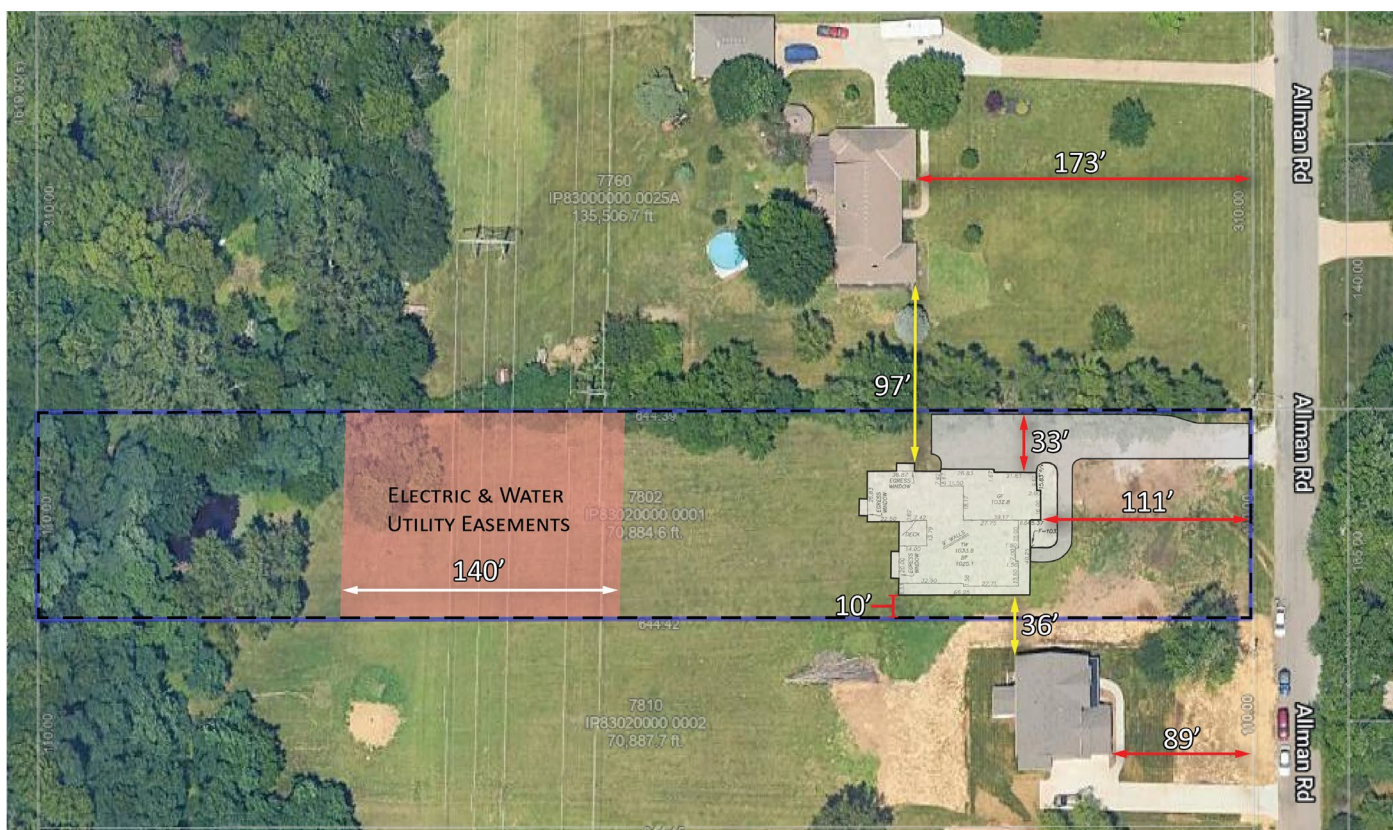


Exhibit 5: Graphic depiction of the subject site's neighboring north and south properties, with the proposed home build superimposed to illustrate the spatial relationship between the existing and proposed homes within their respective lots. Red lines indicate setbacks and yellow lines illustrate distance between homes.

3. That the strict application of the requirements of this Chapter would constitute an unnecessary hardship upon the landowner represented in the application.

The deviation granted in 2014 to reduce the minimum lot width from 200-feet to 110-feet impacted the ability of the previous and current property owner to construct a large, estate-type home in compliance with the minimum side yard setback requirements. The strict application of the UDC’s minimum 25-foot side yard setback in the RP-E Zoning District results in a 60-foot-wide buildable area (the R-1 district yields a 56-foot-wide buildable area for comparison). The proposed home is in scale with the large lot. The hardship, if not

approved, would be that the home will need to be redesigned to be narrower. This is not unrealistic or a significant hardship, per se, but the plan presented does appear to be in character with the area.

4. That the deviation requested will not adversely affect the public health, safety, or general welfare.

The new house will meet current building standards, with reduced side yard setbacks that will not compromise public health, safety, or the city's general welfare. Neighboring homes along Allman Road will remain adequately spaced, and the adjusted setbacks will blend in seamlessly, as most lots in the neighborhood have a minimum 7-foot side yard setback.

5. That the deviation will not conflict with the purpose and intent of this Code.

Staff reviewed the proposed construction plans to ensure no additional nonconformities would arise from the requested side yard setback deviation. No additional nonconformities were identified. The proposed home build complies with all other applicable code regulations.

REVIEW PROCESS

- The Planning Commission is the final authority for approval of this project.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements, such as permits and development fees.

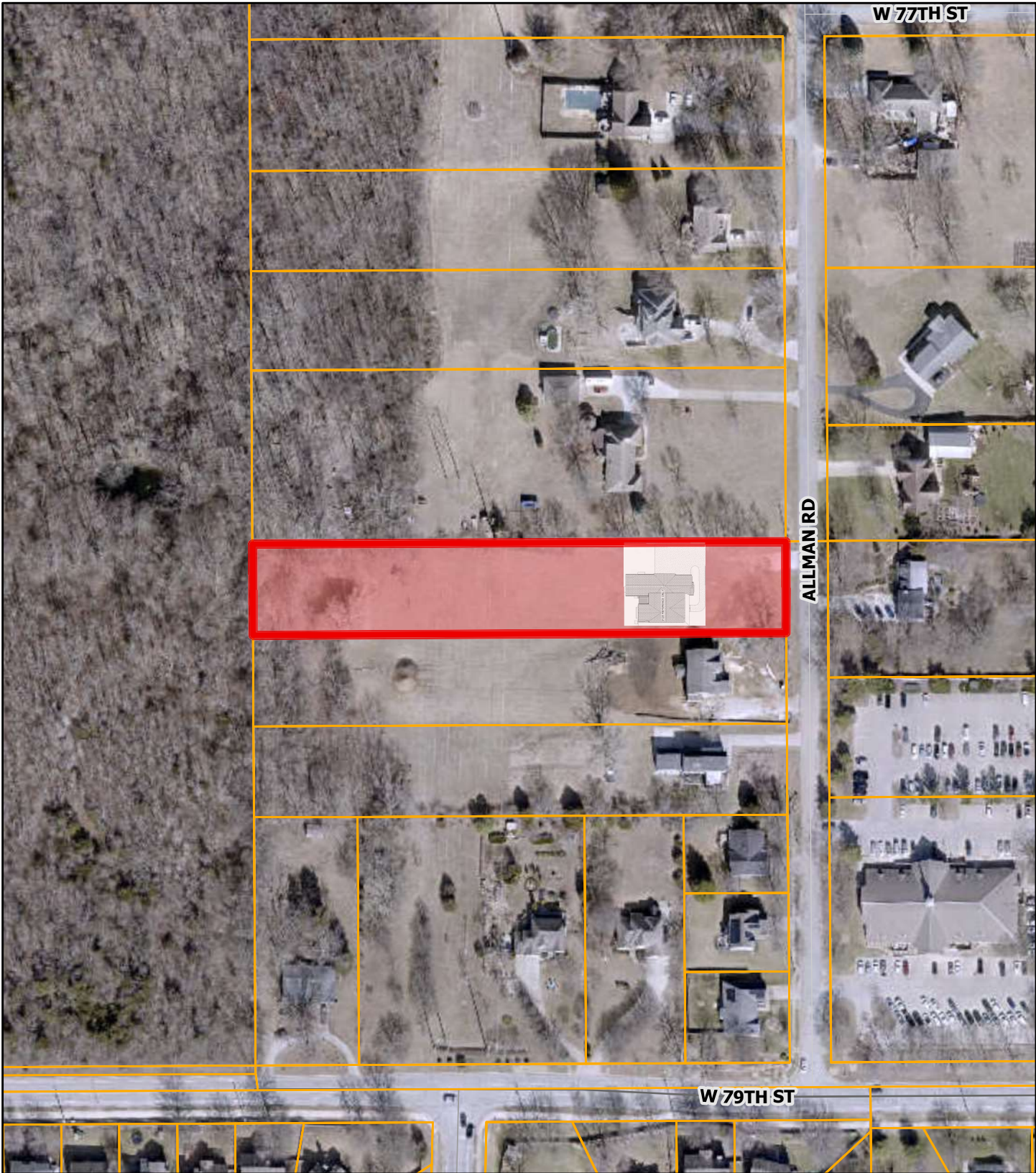
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed side yard setback deviation for Spyridakis/Cooper Home.**

- The proposed side yard setback deviation request meets all five deviation criteria.
- The project is consistent with Lenexa's goals through *Superior Quality Services* to create *Vibrant Neighborhoods*.
- In 2021, two deviations reducing the side yard setback requirements for a home were approved for the previous property owner, allowing them to build at a reduced side yard setback within the RP-E District.

DEVIATION

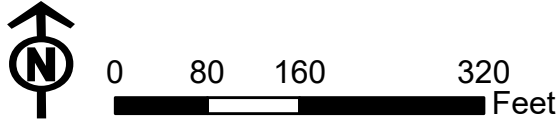
Staff recommends **APPROVAL** of a side yard setback deviation for DV24-02 – **Spyridakis/Cooper Home Deviation** at 7802 Allman Road, to allow an encroachment of 15-feet into the 25-foot side yard setback permitting the construction of a single-family home at a 10-foot side yard setback from the south property line.



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

Spyridakis/Cooper Home Deviation

DV24-02





MICHAEL LAWRENCE POPP
License No. 5856

ADS

Architect Design Solutions LLC
6500 W 16TH STREET
OVERLAND PARK, MO 66211
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Architect Design Solutions LLC
KANSAS STATE COUNCIL OF ARCHITECTS
NO. A-783

SPYRIDAKIS/COOPER RESIDENCE
7802 ALLMANN ROAD
LENEXA, KS 66217

PROJECT NO: 2023-18
DATE: 01/05/24
DRAWN BY: SS
CHECKED BY: MP

DESCRIPTION	DATE

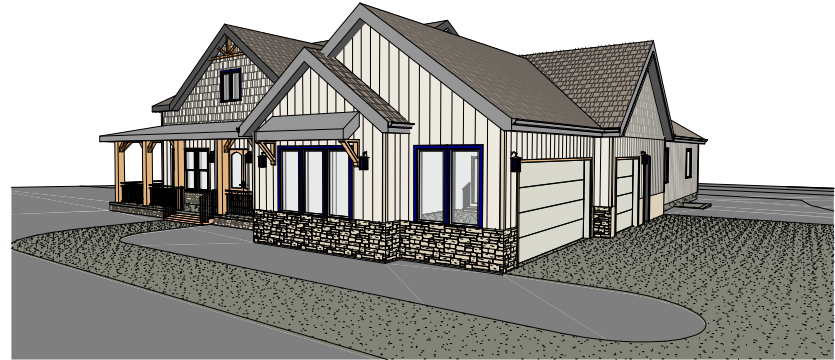
EXTERIOR VIEWS

A0.5

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3 EXTERIOR VIEW



2 EXTERIOR VIEW



1 EXTERIOR VIEW



ADS
 Architect Design Solutions LLC
 6500 NE 16TH STREET
 KANSAS CITY, MO 64143
 816-405-4362
 ARCHITECT DESIGN SOLUTIONS LLC
 KANSAS STATE CONTRACTOR OF AUTHORITY
 NO. A-787

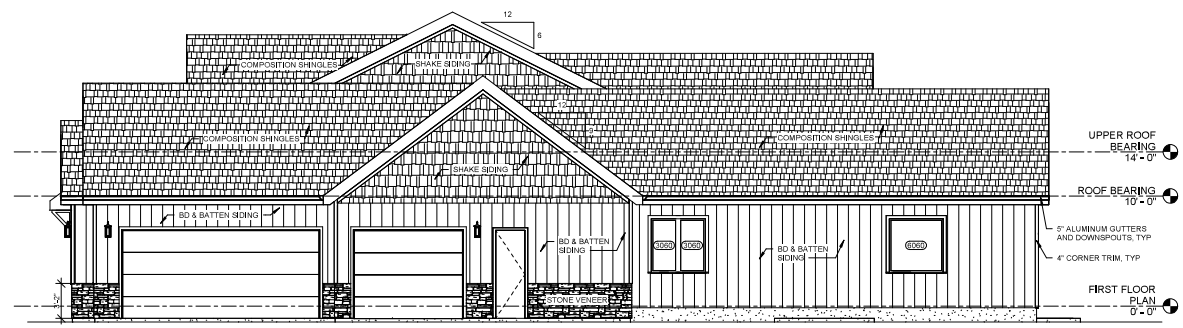
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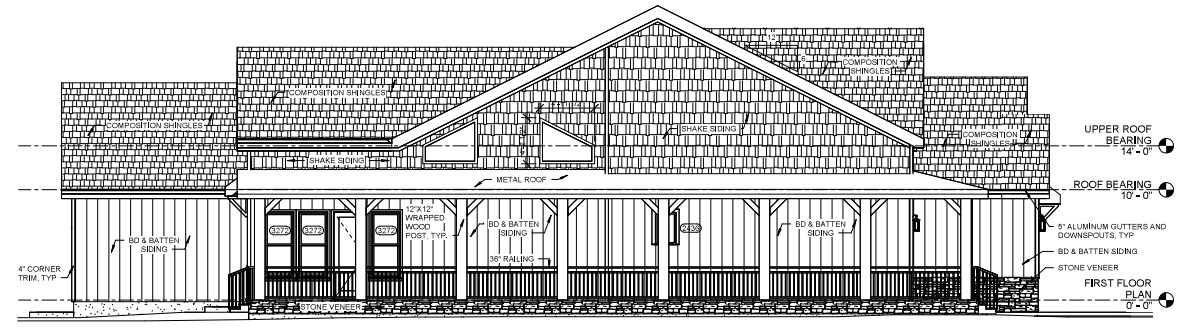
DESCRIPTION	DATE

EXTERIOR ELEVATIONS

A8



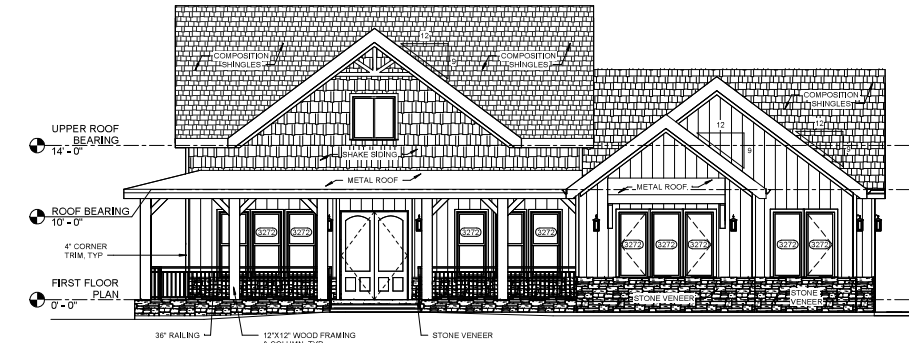
4 RIGHT ELEVATION
 3/16" = 1'-0"



3 LEFT ELEVATION
 3/16" = 1'-0"



2 REAR ELEVATION
 3/16" = 1'-0"



1 FRONT ELEVATION
 3/16" = 1'-0"

1/31/2024 6:53:01 PM

Request for a deviation for 7802 Allman Road, Lenexa, KS 66217

The rezoning of Lot 1 of Twilight Acres, 3rd plat, in 2014 from R-1 to RP-E, presents a hardship in that, given the lot itself is long and narrow (approximately 645 feet long only 110 feet wide), with the current required setbacks, that leaves only 60 feet in width for a house to be in compliance as currently zoned. We did not own the property when the deviation was granted to reduce the lot width requirement.

With our architects, we have designed a reverse story and a half. For us, this is our last move. We are 60 and 55, and feel that this needs to be a home that we can continue to grow old in. We have planned for most of "living" to occur on the main floor. This, however, requires a larger foot-print than a full two-story house. Normal R-1 zoning would have a set-back requirement of 7 feet on all sides. With the existing rezoned RP-E 25 ft side yard setback, we are asking for a 15-foot encroachment into the setback, thus making it a 10-foot setback on the south side, and no deviations otherwise. (The north setback is approximately 32 feet, to allow for a driveway that accommodates a side entry garage).

We did not want to make the house even narrower and longer as we feel that would not have the same aesthetics, plus there is a utilities easement towards the middle of the lot that makes that section of the lot undevelopable.

The proposed plot plan would place our new house approximately 111 feet from the street, The house to the north is estimated to be about 173 feet from the street; the house to the south is about 89 feet from the street. The new home would also be about 97 feet from the house to the north, and 36 feet from the house to the south. Our goal was to create a pleasing balance of the street view of the houses, and afford our neighbors and ourselves greater privacy by not being directly adjacent to one another. Thus, the proposed positioning of our new home will not infringe on the rights of the adjacent landowners.

The design of the house has great curb appeal, and fits in well with the overall feel of the neighborhood, a modern farmhouse with a wrap-around porch. There will still be ample separation between the proposed new home and the existing homes, and the low-density, traditional single-family development will be maintained.

The new home will be built to current building standards, and the reduced side yard setback should not adversely affect the public health, safety, or general welfare of the city. As previously stated, the lot width is already non-conforming at 110 feet, while the minimum width of a standard RP-E lot is 200 feet.

All other applicable code regulations will be adhered to.

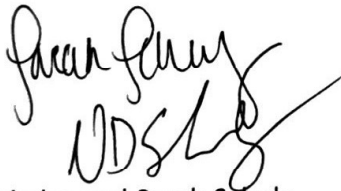
March 25, 2024

To Whom It May Concern,

We are the residents of the home to the south of where Tanya Spyridakis and Gary Cooper own a lot and intend to build a house.

We have had the opportunity to view their house plan and site plan, and do not have any objections regarding the requested deviation.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Schulz" on the top line and "NDS/S" on the bottom line, with a long horizontal flourish extending to the right.

Nickolas and Sarah Schulz
7810 Allman Road
Lenexa, KS 66217

CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:14 p.m. on Monday, March 4, 2024. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Chris Poss
Commissioner Ben Harber
Commissioner Don Horine
Commissioner David Woolf
Commissioner John Handley
Commissioner Curt Katterhenry
Commissioner Brenda Macke

COMMISSIONERS ABSENT

Vice-Chairman Mike Burson
Commissioner Cara Wagner

STAFF PRESENT

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

APPROVAL OF MINUTES

The minutes of the February 5, 2024 meeting were presented for approval. Chairman Poss entertained a motion to **APPROVE** the minutes. Moved by Commissioner Horine seconded by Commissioner Macke and **APPROVED** by a unanimous voice vote.

CONSENT AGENDA

1. **Lenexa Point, Third Plat (AKA Arise Homes - Sales Center) - Consideration of a preliminary plat and final plat for an office use on property located at 8620 Maurer Road within the CP-2, Planned Community Commercial District. PT24-01P, PT24-04F**
2. **Ceva Biomune, Fourth Plat - Consideration of a final plat for a manufacturing use on property located at 8940 Long Street within the BP-2, Planned Manufacturing District. PT24-05F**
3. **Cottonwood Canyon Fourteenth Plat - Consideration of a revised final plat to replat two single-family residential lots to alter a common property line for property located at 9321 & 9325 Cottonwood Canyon Drive within the RP-1, Residential Planned (Low Density) District. PT24-01FR**
4. **Express Oil Change & Tire Engineers - Consideration of a final plan for an automotive service, limited use on property located at 8610 Pflumm Road within the CP-2, Planned Community Commercial District. PL24-02F**
5. **Berger Convenience Store - Consideration of a revised final plan for convenience store with gasoline sales and retail uses on property located at 18275 West 101st Street within the CP-3, Planned Regional Commercial District. PL24-03FR**

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Items 1-5. Moved by Commissioner Woolf seconded by Commissioner Katterhenry and carried by a unanimous voice vote.

REGULAR AGENDA

6. **Election of Officers: Chairperson and Vice-Chairperson. In accordance with the Planning Commission Bylaws, the chairperson and vice-chairperson shall be elected by the Planning Commission at its regular meeting in March of each year or as soon thereafter as practicable by a majority of those in attendance. The term of office shall be one (1) year or until their successors have been elected. Both the chairperson and vice-chairperson may be re-elected. The officers elected by the Planning Commission shall also serve as officers of the Board of Zoning Appeals.**

Chairman Poss called for nominations for the chairperson and vice-chairperson positions. Chairman Poss noted he had spoken to Commissioner Burson and he indicated he was interested in continuing to serve as Vice-Chairperson. Commissioner Horine nominated Chairman Poss for the Chairperson position.

Chairman Poss entertained a motion to **ELECT** himself as Chairperson of the Planning Commission and Board of Zoning Appeals. Moved by Commissioner Horine, seconded by Commissioner Macke, and carried by a unanimous voice vote.

Chairman Poss entertained a motion to **ELECT** Mike Burson as Vice-Chairperson of the Planning Commission and Board of Zoning Appeals. Moved by Chairman Poss, seconded by Commissioner Horine, and carried by a unanimous voice vote.

7. Tarry Chiropractic - Consideration of a special use permit for a medical clinic use on property located at 13000 West 87th Street within the NP-O, Planned Neighborhood Office District. SU24-01 (Public Hearing).

APPLICANT PRESENTATION

Ryan and Madeline Tarry introduced themselves and said they reside at 87th & Rosehill in Lenexa and were applying for a special use permit for a chiropractic office in the NP-O, Planned Neighborhood Office District where he would like to conduct his business.

STAFF PRESENTATION

Will Sharp presented the Staff Report. Mr. Sharp displayed a location map of the proposed site and provided zoning and Comprehensive Plan information for the property in question. He explained that a special use permit is required because a chiropractic use is not allowed in the NP-O, Planned Neighborhood Office District by-right. He explained that the applicant proposes to occupy 518 square feet within an office building. He said that including the applicant, there are seven other tenants in the building that all comply with the current zoning within the NP-O Zoning District. The applicant's proposed office hours are Monday through Thursday, from 9:00am to 6:00pm, and Friday's from 9:00am to 1:00pm. Ryan Tarry expects a maximum of 25 patients per day. Mr. Sharp displayed the criteria by which the application was reviewed by Staff and that each of the criteria was discussed in detail within the Staff Report. He explained that out of the thirteen criteria he would address criteria number 4, Potential detrimental effect on nearby property and criteria number 10, Traffic impact. He stated that the site features adequate parking for the combination of uses so Staff is not concerned about detrimental impact. He noted that from the standpoint of traffic impact, the ring road that accesses the site is in disrepair and the property owners are working with the City to find and correct the underline causes of constant disrepair.

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.

COMMISSION DISCUSSION

Commissioner Horine said he felt it was a good use for the property and hopes they can continue to fill the office building.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of SU24-01 – a special use permit for a medical clinic use for **Tarry Chiropractic** at 13000 W. 87th Street Parkway, Suite 105, for a period of five years.

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

- 8. Evolution You - Consideration of a special use permit for medical clinic and personal services uses on property located at 13626 West 95th Street within the NP-O, Planned Neighborhood Commercial District. SU24-02 (Public Hearing).**

APPLICANT PRESENTATION

Melissa Herlein, owner and nurse practitioner of Evolution You, said the property is currently an office building that was previously an ecology office. Ms. Herlein is requesting a special use permit to use the office space for her business. She explained the layout of the office and said it will remain the same as the previous occupant. The proposed office will include a waiting room, clinical office to do vitals and labs, restroom, and lunchroom. She expects to have about one patient every hour, with no more than six patients per day.

STAFF PRESENTATION

Logan Strasburger presented the Staff Report. Ms. Strasburger displayed a location map of the proposed site and provided zoning and Comprehensive Plan information for the property in question. She said the applicant is one of six tenants in the office building. She said there will be one employee and the clinic is expected to be a low volume business offering medical uses such as primary care, weight loss injections, and health coaching. She displayed an exterior view of the front entrance of the building and said the applicant will need to provide a gate on trash enclosure as a condition of approval of the special use permit. She presented the criteria by which the application was reviewed by Staff and that each of the criteria was discussed in detail within the Staff Report. She addressed previous concerns of increased traffic and said this would be a low volume clinic compared to the higher volume of office uses. Staff recommends approval of the special use permit for five years with the condition of installing a gate on the masonry trash enclosure within 90 days of the special use permit approval.

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 Macke and carried by a unanimous voice vote.

COMMISSION DISCUSSION

Commissioner Handley said he was happy to hear that the property owner has been cooperative with the request to resolve the issue with the trash enclosure but is 90 days an appropriate amount of time to satisfy the condition. Logan Strasburger replied yes, Staff has given previous special use permit applicants 90 days to satisfy conditions in the past and that seems appropriate.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of SU24-02 - a special use permit for medical clinic and personal services uses business known as **Evolution You** at 13626 W. 95th Street 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 install an opaque gate to the masonry trash enclosure as required by Section 4-1-D-2-P-1 of the UDC.

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

9. **MAVS (Mid-America Volleyball) - Consideration for renewal of a special use permit for a personal instruction, general use on property located at 16501 West 116th Street within the BP-2, Planned Manufacturing District. SU24-04 (Public Hearing)**

APPLICANT PRESENTATION

Rodney Blecha and Kathy Bates of Mid-America Volleyball said they were requesting renewal of the special use permit for MAVS that is currently in effect but will expire in September of this year. The original special use permit was requested in 2020 at a time when COVID was an issue and there were only three buildings in their industrial division. Mr. Blecha said that two of the buildings were still being constructed and MAVS was the only tenant in the business park at that time. He said that parking was an issue while hosting tournaments on the weekends but to solve the issue MAVS received permission to utilize several areas in the business park for participants to park during tournaments. He said that the other buildings have been fully constructed and leased, and they have received permission from the other tenants to park in the business park during tournaments. He said they are now ready to move forward with the renewal of the special use permit. Ms. Bates said the concerns of parking by the Commissioners at the previous special use permit request have been taken care of. She said they have taken safety measures by installing a crosswalk to keep participants safe during tournaments.

STAFF PRESENTATION

Will Sharp presented the Staff Report. Mr. Sharp explained that MAVS is an indoor sports facility that provides space for volleyball, baseball, and softball training and practice. He displayed a location map of the site and provided zoning and Comprehensive Plan information for the property in question. He said that the organization is requesting the special use permit because the facility exceeds the Code by 5,000 square feet for personal instruction, general use allowed in the BP-2, Planned Manufacturing District. He said that MAVS operates during normal business hours and crosses into the evening hours during volleyball club season from November to June as well as weekend tournaments that run from January to March. He said the history of working with MAVS and their special use request have been great and they have resolved all issues that have been brought forward. He displayed the floorplan of MAVS and discussed the layout. He displayed the criteria by which the application was reviewed by Staff and that each of the criteria was discussed in detail within the Staff Report. He said that staff focused on parking and through review, are satisfied with the parking agreement from other tenants in the area. During tournament weekends the applicants have provided no parking signs for fire lanes as well as employed parking attendants for high volume times during tournaments. He stated that staff feels they are meeting all the City requirements and supports approval of their special use request for ten 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 Handley, seconded by Commissioner Katterhenry, and carried by a unanimous voice vote.

COMMISSION DISCUSSION

Commissioner Harber said he recalls the past discussions with the applicants regarding parking and feels they have addressed previous concerns and resolved parking issues.

Commissioner Woolf thanked the applicants for providing parking attendants during high volume times because it has aided in making the parking process much smoother.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of SU24-04 – a special use permit for a personal instruction, general use for **MAVS** at 16501 W. 116th Street, for a period of 10 years.

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

- 10. Oak IQ Copper Creek - Consideration of a preliminary plan/plat for a multifamily residential development on property located approximately at 89th Street & Woodsonia Drive within the RP-3, Residential Planned (Medium-High Density) District, RP-4, Residential Planned (High Density) District and the RP-5, Residential Planned (High Rise, High Density) District. PL24-03P**

APPLICANT PRESENTATION

Aaron Leatherdale with Oak IQ, LLC introduced himself and talked about his real estate background and said his development team has contributed to projects throughout the Midwest. Brad Hus with NSPJ Architects provided background on his firm and displayed previous multifamily and single-family projects that have been constructed in Lenexa. Mr. Hus said his firm has worked alongside Phelps Engineering and he talked about their history and experience. He displayed the site location as well as the surrounding areas and the site plans, explaining that construction will be in two phases. He said that phase one is the north part of the site and phase two on the south side of the site. He provided the project site data and explained the proposed dwelling units per acre as pointed out in the Staff Report. He provided a graphic illustration of the three different zoning districts on the proposed property that included RP-3, Residential Planned (Medium-High Density) District, RP-4, Residential Planned (High Density) District and the RP-5, Residential Planned (High Rise, High Density) District. He explained that because the site was divided into three different zoning districts, there were difficulties meeting zoning requirements. He talked about the two phases of development and displayed a graphic to show site sections illustrating height progression for each level. He displayed an elevation showing the two-story building in the RP-3 District that will be constructed in the first phase. He noted that the two-story buildings will resemble a large house and will be located nearest the single-family subdivision along Woodsonia Drive. Also being constructed in the first phase is the three-story apartment building in the RP-4 District that will progress to four-story as it gets closer to the highway. He stated that the second phase will include a three-story building similar in footprint to those in phase one but with different architectural details. The applicant is also proposing more three-story buildings within the RP-4 District that will step down to two-story, and

four-story buildings within the RP-5 District that will step down to three-stories along the highway. Deviations are requested for open space, building height, and freeway setback.

STAFF PRESENTATION

Dave Dalecky presented the Staff Report and showed an ariel providing a location map of the site and pointed out the surrounding properties. Mr. Dalecky shared some history and background about the proposed property and provided zoning and Comprehensive Plan information of the property in question. He talked about the site plan and explained the two phases of development proposed by the applicant and said both phases will include a clubhouse for each phase. He displayed the density table and explained the proposed density for each zoning district and said the total overall density for the entire site is 19.54 units per acre. He stated that Staff is requiring that the applicant complete Woodsonia Drive from 83rd Street to Prairie Star Parkway to allow residents in the area access to arterial roads and avoid driving through the Watercrest subdivision. He talked about the proposed deviations that included a setback deviation of 52-feet from the 100-feet required along K-7 Highway. The applicant requests two building height deviations to increase the building height for features in the roof line. He displayed building elevations and commented that they will be shown in greater detail at final plan stage. He showed a graphic explaining the applicant's request for a deviation to reduce the amount of open space on the site. Staff is supportive of all deviation requests.

COMMISSION DISCUSSION

Commissioner Horine asked if the building exceeded the 75-foot setback because there seemed to be a conflict compared to Staff's presentation. Brad Hus clarified by saying that there was previous approval of a setback reduction at the concept plan phase and the buildings are encroaching on the 100-foot freeway setback.

Commissioner Katterhenry commented that he would rather have the deviation in height for architectural uniqueness than to stop at the requirements. Mr. Katterhenry said that he is in favor because most of the deviations are internal to the site.

Commissioner Woolf asked if the open space calculations included the south part of the site. Mr. Hus responded that it will be co-developed with the property to the south and both properties will end up using it as a detention feature, therefore half of that area will be counted as open space for the apartments. Mr. Woolf asked what the phase timing would be. Aaron Leatherdale responded that the goal is to start on the first phase this year while doing site work on phase two simultaneously early next year.

Chairman Poss asked what zoning district the project would begin with in the phasing process. Mr. Leatherdale replied that the goal would be to start with RP-3 Zoning District to buffer from the single-family homes, then move to the property within RP-4 Zoning District, ending with the RP-5 Zoning District, working east to west.

Commissioner Handley asked if there had been any conversation concerning the impact of traffic on Woodsonia Drive. Mr. Hus responded that they had no data but confirmed that Woodsonia would be completed to provide the primary connection to Prairie Star Parkway and 83rd Street. Tim Collins commented that the project had not changed since 2021; therefore, a new traffic study was not required because the previous study was still applicable.

Chairman Poss asked if the applicant would need to fully complete the connections from Woodsonia to 83rd Street before construction could begin on the site. Mr. Collins responded that the projects could run concurrent but would not be able to start until the Woodsonia connection is complete. Chairman Poss also asked about architecture in comparison to that shown during concept phase. David Dalecky clarified

that building elevations were not provided as part of the concept plan that was submitted in 2021 and those plans just showed a general layout of the site.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for **Oak IQ – Copper Creek** located at the northwest corner of 89th Street and Woodsonia Drive for a multifamily residential use, with the deviations noted in the Deviations section of the Staff Report.

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

11. The Residences on Woodsonia - Remanded by the City Council. Consideration of a rezoning and preliminary plan/plat for a multifamily residential development on property located near future 86th Street between Woodsonia Drive & Monticello Road. RZ23-08, PL23-11P

APPLICANT PRESENTATION

Jason Swords of the Sunflower Development Group gave the history of the project and addressed the City Council's remand of the southern part of the site. Mr. Swords stated that they have come back with a better layout and have been working with Westside Family Church for a plan for a Benefit District to complete the segment of Woodsonia Drive directly to the west. He said he has presented the updated plans to the residents in the single-family subdivision to the south and answered several of their questions. He offered to meet with the residents again, but they did not feel it was necessary. He agreed to demolish the barn that currently exists on the property and also put up a fence next to neighboring property along the northeast property line. He noted that they would be demolishing the barn and would begin development of the project at the same time and the phasing will be the same as previously presented. He said they plan to begin construction of the multifamily apartments late this year followed by the rest of the project early next year.

STAFF PRESENTATION

Dave Dalecky presented the Staff Report. Mr. Dalecky presented a location map and pointed out the proposed site and surrounding properties. He displayed the thirteen criteria used for review of land use applications and said they were all detailed in the Staff Report. He provided the zoning and Future Land Use Map explaining that the applicant is proposing to rezone the site from AG, Agricultural to RP-2, Residential Planned (Intermediate Density) District and RP-4, Residential Planned (High Density) District. He talked about the project's previous Planning Commission Public Hearing on December 4, 2023, where the Planning Commission recommended approval of all applications to the City Council. The City Council voted to return both applications to the Planning Commission for further discussion at the request of the applicant. He explained the two specific items addressed by Staff concerning remand of the project: 1) a revised plan for the RP-2 Zoning District on the south portion; and 2) the appropriateness of the requested RP-4 Zoning District for the north portion of the development. He showed a comparison from the original site plan to the revised plan. He noted some of the changes that were included in the Staff Report. He discussed the future trail that would now be more internal to the site. He said that the revised plan also shows that the buildings in the RP-2 Zoning District are larger and more spread out. He confirmed that as a requirement the applicant will complete a segment of Woodsonia Drive adjacent to the site but completion of Woodsonia Drive is not required to the south of the site. He showed building elevations for the apartments and said the three-foot height deviation will remain identical to the previously proposed plans. He displayed an elevation of the duplexes and commented that Staff would like to see some

variation in architecture at final plan stage by use of various building colors, siding materials, and possibly masonry materials.

PUBLIC COMMENT

Jason Spangle, general manager of Powder Creek Shooting Park, said it is reassuring to know that the applicant has addressed many of his concerns which include using high quality building materials to mitigate sound. Mr. Spangle stated that Powder Creek Shooting Park intends to remain in the community despite the proposed development locating close to their business. He maintained that he wants future residents to be aware of the neighboring shooting range.

COMMISSION DISCUSSION

Commissioner Handley said he appreciates the applicant agreeing to help with the demolition of the barn and putting up the fence. Mr. Handley commented that the revisions to the site plan seem perfectly reasonable, especially the conversion of private roads to public roads. He talked about whether RP-4 zoning is appropriate for the area and feels that it comes down to context and completeness. He said he did not have a problem with the RP-4 zoning designation in the original site plan and he believes it continues to make sense.

Commissioner Woolf commented that the uniqueness of the site along with the surrounding properties allows for the average density calculation to make sense. He probably would not be as supportive if those boundaries were not there.

Commissioner Katterhenry said he feels it should be some variation to the townhomes and he likes the applicant's revisions.

Commissioner Horine said he likes the revisions to the duplex units within the new site plan. Mr. Horine said that regarding the trails it could be a good selling point to potential residents if they would like close access to the trail.

Commissioner Harber stated that he still supports the project and likes the revisions to the duplexes and feels it is a nice transition to the apartments.

Commissioner Macke commented that she agrees with the previous comments made by the other Commissioners and supports the RP-4 zoning designation on the site.

Chairman Poss said he was previously in opposition of the prior proposal because of the townhome layout on the southern part of the site but is now in agreement with the applicant's revisions.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of rezoning property from AG to RP-2 and RP-4 for RZ23-08 – **Residences on Woodsonia** located at the northeast corner of 86th Street (future) and Woodsonia Drive.

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

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for PL23-11P – **Residences on Woodsonia** at the northeast corner of 86th Street (future) and Woodsonia Drive, for

duplex and multifamily residential uses with deviations for the building height of the multifamily buildings and a setback reduction on Lot 31 of the duplex portion of the development as noted in the Staff Report.

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

12. Presentation of the Draft Lenexa Parks & Recreation Master Plan

Mandy Danler with Lenexa Parks and Recreation presented the Parks & Recreation Draft Master Plan to the Planning Commission. Ms. Danler thanked Chairman Poss for serving on the Steering Committee and getting the plan where it is today. She stated that the Master Plan was well received by the community engagement it received. She talked about the purpose and history of the Master Plan. She displayed the previous Master Plan goals of 2012 and explained that goals quickly change and spoke about the current 2023 goals of the Master Plan:

1. Create a clear set of goals, policy recommendations and objectives for the next 5-10 years
2. Aid in applying for re-accreditation through National Accreditation Standards (CAPRA)
3. Incorporate any park and trail recommendations deriving from the City Comprehensive Plan
4. Provide direction on development, re-development, and enhancement of City systems
5. Use the five principals from the Vision 2040 as a guide when setting goals and objectives

Ms. Danler introduced Brian Sturm with Landworks who spoke about the process and analysis that went into the preparation of the Masterplan. He presented a graphic showing the three approaches taken to achieve all the priority needs of the Master Plan goals and then talked about each category of the Master Plan initiatives. He then identified key components of the top priority needs, the guiding vision, initiatives for trails, connectivity, parks, enhancements, recreational programs, arts and culture, and organizational excellence.

Top Priority Needs:

1. Walking and biking trails
2. Parks and preservation
3. Dog Park (off-leash)
4. Outdoor recreation and nature programming
5. Splash pads/spraygrounds
6. Pickleball courts
7. Farmer's market
8. Adult fitness, wellness, and enrichment
9. Arts, history, and culture programming
10. Maintain service levels

Guiding Vision and Initiatives:

1. Trails and connectivity
2. Parks for all
3. Park system enhancements
4. Programs for all
5. Arts and culture
6. Organizational excellence

Initiatives for Trails and Connectivity:

1. Extend trail corridors across Lenexa

2. Improve trail signage: wayfinding and mapping
3. Identify and fill in gaps along the trail system
4. Expand nature trails where appropriate
5. Upgrade trails in need to current Lenexa standard
6. Maintain partnerships and coordinate with adjacent agencies

Initiatives for Parks:

1. Maintain the parks and trail network
2. Master plan and develop Centennial Park
3. Master plan the West 60 – acre undeveloped park
4. Pursue opportunities to develop more parks using the 10-minute walk goal
5. Continue to invest in inclusive features at all playgrounds

Initiatives for Park System Enhancements and Amenities:

1. Develop dog park(s) in accessible location(s)
2. Develop additional pickleball courts
3. Construct an all-wheel pump track and single-track course
4. Construct a playground within City Center
5. Develop a fitness park for accessible outdoor exercise
6. Develop a splash pad/sprayground

Initiatives for Broad Recreational Programs:

1. Maximize programming at the newly renovated Lenexa Old Town Activity Center
2. Increase 50+ and active adults' programs
3. Expand outdoor adventure opportunities and nature programming
4. Expand youth introductory sports to meet demand

Initiatives for Arts and Culture:

1. Identify options to add programming to Legler Barn Museum & Depot
2. Expand and embrace Lenexa's history through interpretive signage and outreach
3. Seek opportunities to expand arts and culture programming
4. Incorporate public art into appropriate capital projects

Initiatives for Organizational Excellence:

1. Construct a centrally located Parks Operation Service Center for maintenance operations
2. Update Parks and Recreation Master Plan every five years
3. Seek agency accreditation through the Commission for Accreditation of Parks and Recreation Agencies
4. Maintain current market position in staffing
5. Continue to leverage volunteers to enhance and help with programs and events
6. Maintain cross-training and internship programs

Ms. Danler and Mr. Sturm concluded their presentation and thanked the Planning Commission for their time in reviewing the plan and listening to the overview presentation this evening.

STAFF REPORT

Scott McCullough announced that he is working with the consultant this week to get the Comprehensive Plan back by mid-March for March 27th open house.

Stephanie Kisler announced that Will Sharp, the Planning Division's intern, has been promoted to a new full-time Planning Specialist position.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 9:15 p.m. on Monday, March 4, 2024.

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