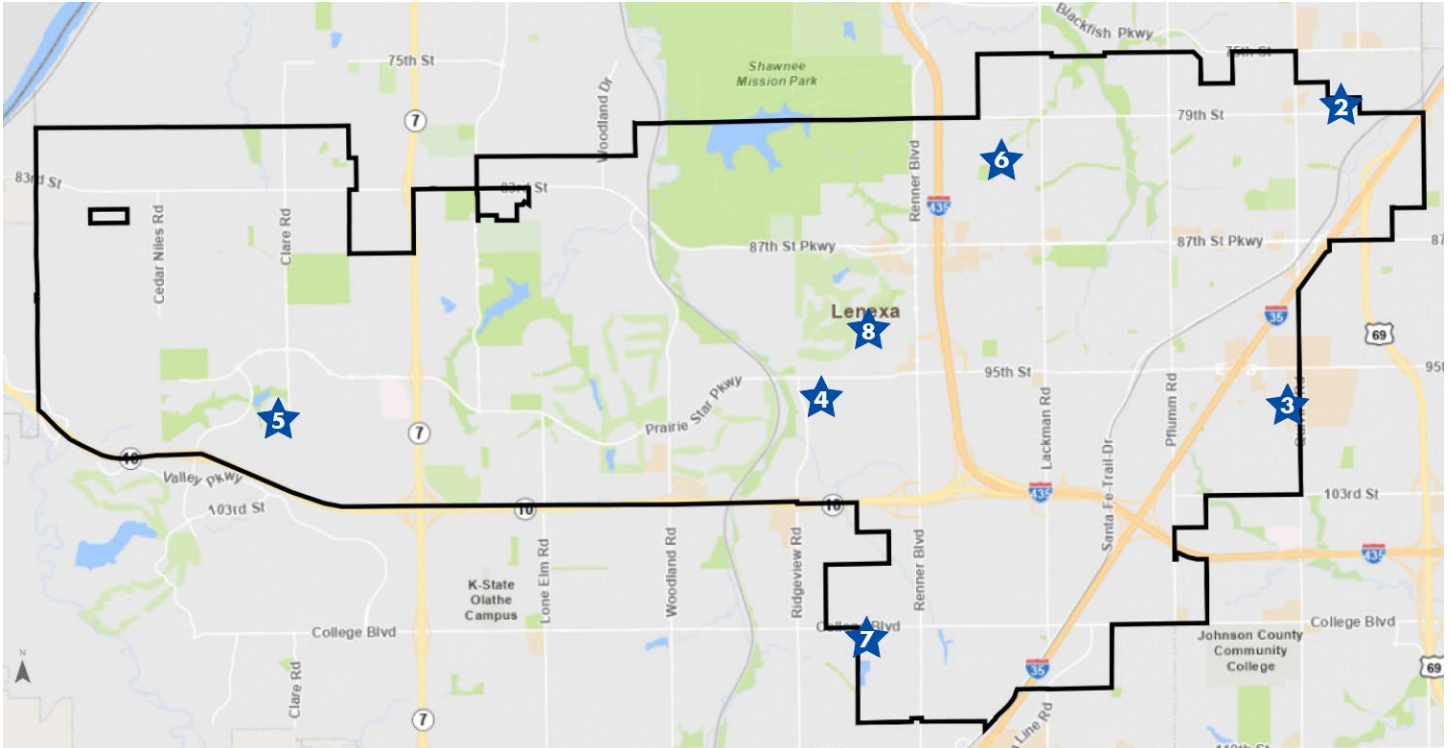


**AGENDA MAP**



**CALL TO ORDER**

**ROLL CALL**

**APPROVE MINUTES FROM THE SEPTEMBER 30, 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. Resolution adopting the 2025 Planning Commission/Board of Zoning Appeals Schedule of meeting dates and submittal deadlines.**
- 2. Don Julian Sign Deviation - Consideration of a sign deviation related to a monument sign proposed on property located at 7805 Barton Street within the BP-1, Planned Business Park District. DV24-05**
- 3. Sierra Sign Deviation - Consideration of a sign deviation related to a facade sign proposed on property located at 9656 Quivira Road within the CP-3, Planned Regional Commercial District. DV24-04**



4. **KC Bier Noise Deviation - Consideration of a revised final plan for a noise deviation proposed on property located near the southeast corner of Prairie Star Parkway & Ridgeview Road within the PUD, Planned Unit Development District. PL24-09FR**
5. **Wheatley Point West - Consideration of a preliminary plan/plat and final plat for a duplex residential development on property located near the northwest corner of 99th Street & Clare Road within the RP-2, Planned Residential (Intermediate-Density) District.**
  - a. **Consideration of a preliminary plan/plat for the development of duplexes. PL24-07P**
  - b. **Consideration of a final plat for the development of duplexes. PT24-15F**

## REGULAR AGENDA

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6. **Adventure Awaits - Consideration of a special use permit to allow a daycare, general use on property located at 8132 Twilight Lane within the R-1, Single-Family Residential District. SU24-11 (Public Hearing)**
7. **Shoot 360 - Consideration of a special use permit to allow a personal instruction, general use on property located at 17255 College Boulevard within the BP-2, Planned Manufacturing District. SU24-12 (Public Hearing)**
8. **Ross Canyon - Consideration of a rezoning and preliminary plan for a multifamily residential development on property located near 93rd Street between Mill Creek Road and Renner Boulevard.**
  - a. **Consideration of a rezoning from the AG, Agricultural and R-1, Single-Family Residential Districts to the RP-3, Planned Residential (Medium-High Density) and RP-4, Planned Residential (High Density) Districts. RZ24-02**
  - b. **Consideration of a preliminary plan for a multifamily residential development. PL24-06P**

## CONTINUED ITEMS *(none)*

## STAFF REPORTS

## ADJOURN

## APPENDIX

### 9. **September 30, 2024 Draft Minutes**

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



## **2025 PLANNING COMMISSION & BOARD OF ZONING APPEALS SUBMITTAL SCHEDULE**

### **REQUEST**

---

Approve a resolution adopting the 2025 Planning Commission/Board of Zoning Appeals schedule of meeting dates and deadlines.

### **SUMMARY**

---

In accordance with the Planning Commission by-laws, regular meetings of the Planning Commission and Board of Zoning Appeals are set annually and adopted by resolution with a current schedule available from the Community Development Department. Unless otherwise noted, the regular meetings shall be at Lenexa City Hall at 7:00 p.m. Meetings of the Board of Zoning Appeals, if scheduled, shall occur first and the Planning Commission meeting shall follow immediately upon conclusion of the Board of Zoning Appeals meeting.

Attached is the 2025 Planning Commission and Board of Zoning Appeals submittal schedule of meeting dates and deadlines.

**STAFF RECOMMENDATION: APPROVAL**



**RESOLUTION NO. 2024- 02**

**BE IT RESOLVED BY THE** Lenexa Planning Commission and pursuant to K.S.A. 12-745 and the approved Planning Commission/Board of Zoning Appeals By-Laws;

The regular meetings of the Lenexa Planning Commission/Board of Zoning Appeals for January through December of the 2025 calendar year shall be held at the Lenexa City Hall at 7:00 p.m., or as soon thereafter as may be heard, on the dates reflected on the attached **Exhibit A** incorporated herein by reference.

Special Call Meetings of the Lenexa Planning Commission may be held in accordance with procedures set forth in the Planning Commission/Board of Zoning Appeals By-Laws.

**ADOPTED** by the Lenexa Planning Commission this 4<sup>th</sup> day of November 2024.

---

**Chris Poss, Chairman**  
**Lenexa Planning Commission**

**ATTEST:**

---

**Scott McCullough, Community Development Director**

**APPROVED AS TO FORM:**

---

**Sean McLaughlin**  
**City Attorney**





## 2025 PLANNING COMMISSION & BOARD OF ZONING APPEALS SUBMITTAL SCHEDULE – DRAFT

<b>Submittal Deadline</b> <i>(12:00pm CST)</i>  Submit applications online at <a href="https://lenexa.com/permits">lenexa.com/permits</a>	<b>City Staff Comments</b> <b>Available Online</b> <i>(by end of day)</i>	<b>Applicant Revisions Due</b> <i>(12:00pm CST)</i>	<b>Planning Commission/ Board of Zoning Appeals Meeting*</b>	<b>City Council Meeting*</b> <i>(if applicable)</i>
	<b>Deadline for Applicant to Mail Notices</b> <i>(if applicable)</i>	<b>Deadline for Applicant to Post Sign on Property</b> <i>(if applicable)</i>		
Monday, December 2, 2024	Monday, December 16, 2024	Monday, December 23, 2024	<b>Monday, January 6, 2025</b>	<b>Tuesday, January 21, 2025</b>
Monday, December 30, 2024	Monday, January 13, 2025	Monday, January 20, 2025	<b>Monday, February 3, 2025</b>	<b>Tuesday, February 18, 2025</b>
Monday, January 27, 2025	Monday, February 10, 2025	Monday, February 17, 2025	<b>Monday, March 3, 2025</b>	<b>Tuesday, March 18, 2025</b>
Monday, February 24, 2025	Monday, March 10, 2025	Monday, March 17, 2025	<b>Monday, March 31, 2025</b>	<b>Tuesday, April 15, 2025</b>
Monday, March 31, 2025	Monday, April 14, 2025	Monday, April 21, 2025	<b>Monday, May 5, 2025</b>	<b>Tuesday, May 20, 2025</b>
Monday, April 28, 2025	Monday, May 12, 2025	Monday, May 19, 2025	<b>Monday, June 2, 2025</b>	<b>Tuesday, June 17, 2025</b>
Tuesday, May 27, 2025	Monday, June 9, 2025	Monday, June 16, 2025	<b>Monday, June 30, 2025</b>	<b>Tuesday, July 15, 2025</b>
Monday, June 30, 2025	Monday, July 14, 2025	Monday, July 21, 2025	<b>Monday, August 4, 2025</b>	<b>Tuesday, August 19, 2025</b>
Monday, July 21, 2025	Monday, August 4, 2025	Monday, August 11, 2025	<b>Monday, August 25, 2025</b>	<b>Tuesday, September 16, 2025</b>
Tuesday, September 2, 2025	Monday, September 15, 2025	Monday, September 22, 2025	<b>Monday, October 6, 2025</b>	<b>Tuesday, October 21, 2025</b>
Monday, September 29, 2025	Monday, October 13, 2025	Monday, October 20, 2025	<b>Monday, November 3, 2025</b>	<b>Tuesday, November 18, 2025</b>
Monday, October 27, 2025	Monday, November 10, 2025	Monday, November 17, 2025	<b>Monday, December 1, 2025</b>	<b>Tuesday, December 16, 2025</b>
Monday, November 24, 2025	Monday, December 8, 2025	Monday, December 15, 2025	<b>Monday, January 5, 2026</b>	<b>Tuesday, January 20, 2026</b>
	Monday, December 15, 2025	Monday, December 22, 2025		
Monday, December 29, 2025	Monday, January 12, 2026	Monday, January 19, 2026	<b>Monday, February 2, 2026</b>	<b>Tuesday, February 17, 2026</b>

\* Unless otherwise noted, all Planning Commission, Board of Zoning Appeals, and City Council meetings are held at 7:00pm in the Community Forum in Lenexa City Hall, which is located at 17101 W. 87<sup>th</sup> Street Parkway, Lenexa, KS 66219.

**Need to know more about code requirements, zoning,  
the Comprehensive Plan, and what information to submit  
with your application?**

Visit [lenexa.com/planning](https://lenexa.com/planning)

**Need help submitting your application via the online portal?**

Contact Gloria Lambert at [glambert@lenexa.com](mailto:glambert@lenexa.com) or 913-477-7729

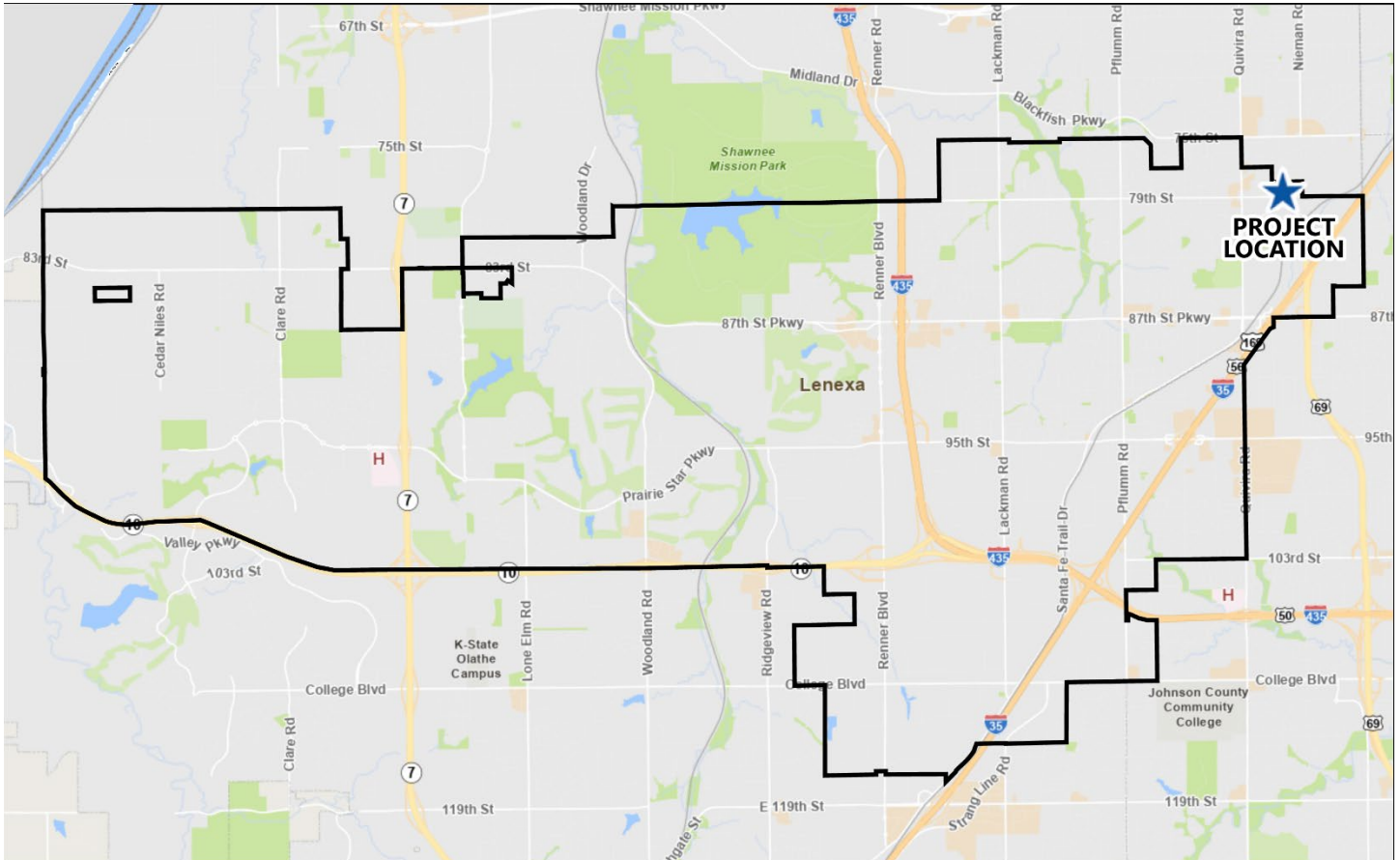
*If you are not already registered as a licensed professional in our system,  
the City will need to assign a licensed professional number to you.*

*If you have other questions, please contact us at [planning@lenexa.com](mailto:planning@lenexa.com) or 913-477-7500.*



## DON JULIAN BUILDERS SIGN DEVIATION

<b>Project #:</b>	DV24-05	<b>Location:</b>	7805 Barton Street
<b>Applicant:</b>	Christian Renz, Midwest Land Design	<b>Project Type:</b>	Sign Deviation
<b>Staff Planner:</b>	Logan Strasburger	<b>Proposed Use:</b>	Office



### PROJECT SUMMARY

The applicant requests two sign deviations concerning a proposed monument sign at 7805 Barton Street. The first deviation request is to allow the installation of a monument sign along 65 linear feet (LF) of lot frontage, which is 135 LF less than the minimum linear feet required for allowing a monument sign. The second deviation request is to permit the monument sign to exceed the overall maximum size of 72 square feet (SF) by an additional 39 SF, resulting in a total monument sign size of 111 SF. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**



## SITE INFORMATION

The subject site, 7805 Barton Street, was platted in 1995 as 79<sup>th</sup> Street Business Park and the building was constructed in 1996. Previous tenants include Mountain Valley Spring Water and Aeromotive, Inc. Aeromotive occupied the space from 2005 until 2023, conducting fuel system repairs for automobiles in the space. There are no previous records for a sign permit at the property.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
1.46	12,441	BP-1	Business Park



**Exhibit 1: Aerial image of Subject Site.**

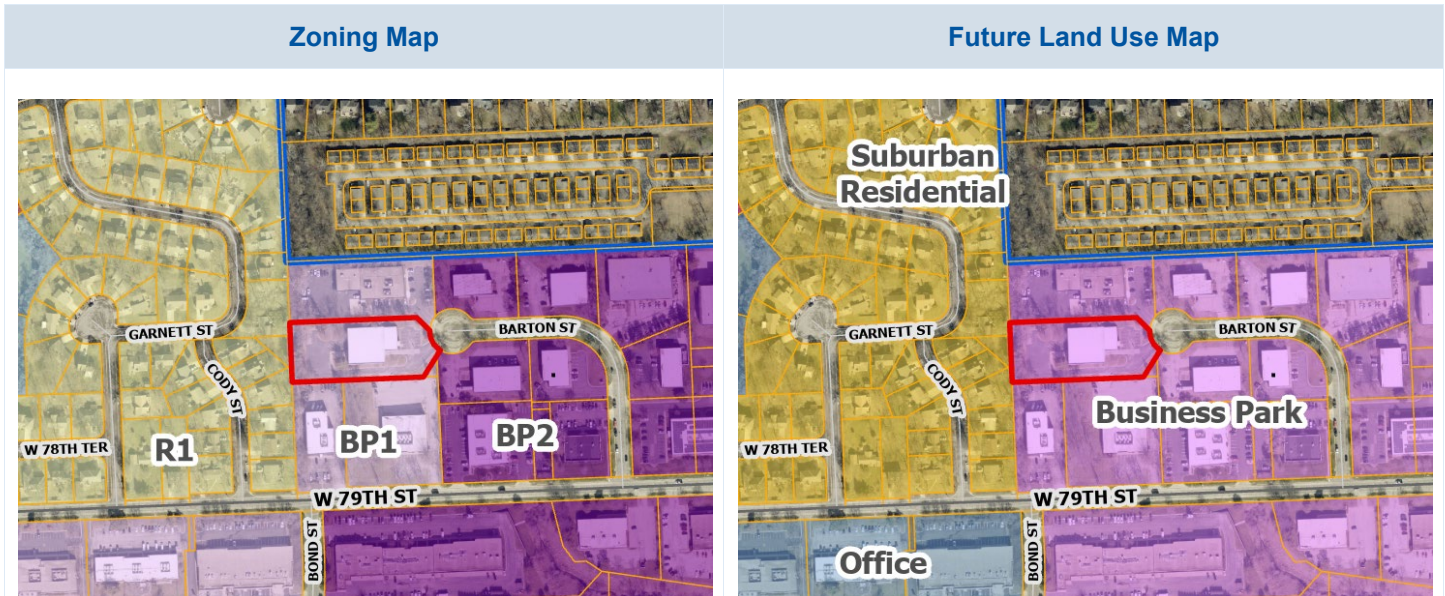


**Exhibit 2: Street View of Subject Property, showing corner of property proposed to contain monument sign.**



## LAND USE REVIEW

The site is to be utilized as an administrative office for Don Julian Builders. The land use, office, is permitted in the BP-1, Planned Business Park District.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Business Park	BP-1, Planned Business Park District	Office
<b>North</b>	Business Park	BP-1, Planned Business Park District	Office; Warehousing
<b>South</b>	Business Park	BP-1, Planned Business Park District; BP-1, Planned Business Park District	Retail; Office
<b>East</b>	Business Park	BP-2, Planned Manufacturing District	Office; Retail; Warehousing
<b>West</b>	Suburban Residential	R-1, Residential Single-Family District	Single-Family Residential



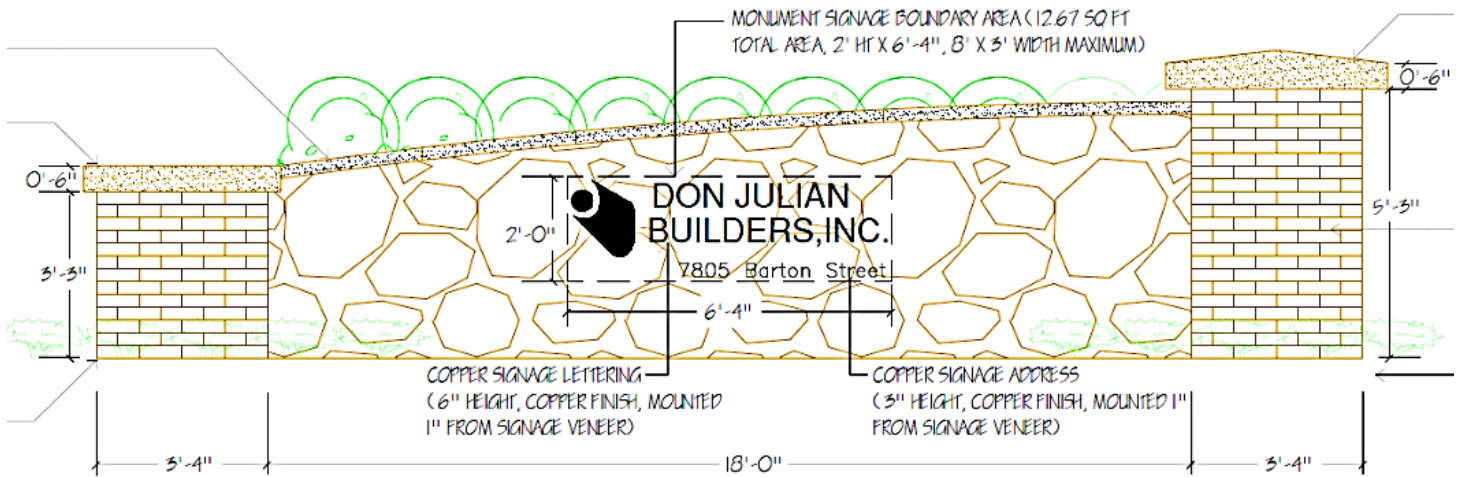
## PROPOSED SIGN

The proposed monument sign features a decorative wall-style design, incorporating a travertine veneer and brick columns that complement the existing building, that gradually increase in height, starting with the south column at 3'-3" and reaching 5'-3" at the north column and is 24'-8" wide. The signage area is centrally positioned on the travertine veneer. This monument sign will be situated in a landscaped area east of the front parking lot, just north of the site entrance. The selected location for the monument sign ensures that it does not impede drivers' ability to navigate safely to and from the site. The monument sign was assessed for compliance with the sign code to ensure that all other requirements other than the requested deviations are met, including setbacks and the confirmation that the sign will not be placed within a utility easement.

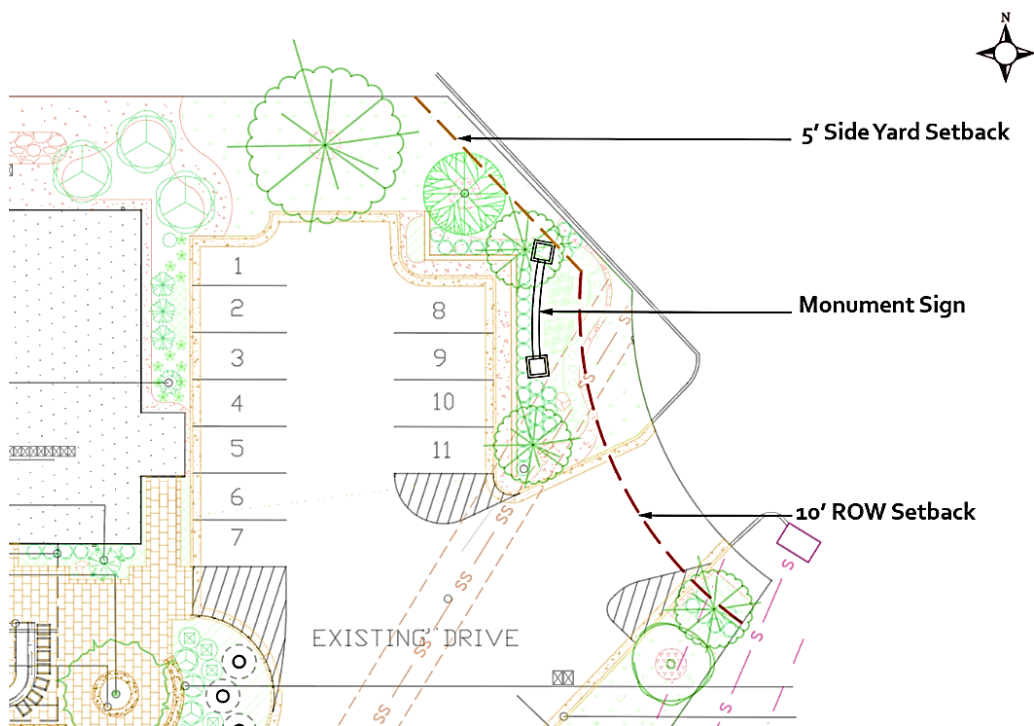


*Exhibit 3: Aerial of subject site. Yellow star indicates proposed location of monument sign.*





**Exhibit 4: Elevation of proposed monument sign featuring travertine veneer and brick masonry columns.**



**Exhibit 5: Graphic demonstrating the proposed monument sign and the required setbacks from the rights-of-way to the east, as illustrated by the red dashed line, and the north property line as illustrated by the orange dashed line.**



## DEVIATION ANALYSIS

The applicant is requesting two deviations:

1. The ability to install a monument sign on reduced street frontage; and
2. The overall size of the proposed monument sign.

### MONUMENT SIGN ON REDUCED STREET FRONTAGE

The first deviation request concerns the use of a monument sign for Don Julian Builders on a lot with 65 LF of street frontage. [Section 4-1-E-10-D](#) of the UDC states that a minimum of 200 linear feet of street frontage is required for the use of a monument sign for individual commercial, industrial, and office buildings. Proposed monument signs must comply with the minimum linear feet of street frontage outlined by the Unified Development Code (UDC) unless approved deviations have been granted by the Planning Commission. Analysis of this deviation request is demonstrated in Table 2.

**TABLE 2: MONUMENT SIGN STREET FRONTAGE DEVIATION ANALYSIS**

Required Minimum Street Frontage	Proposed Street Frontage	Difference
200 LF	65 LF	-135 LF



**Exhibit 6:** The graphic illustrates a comparison of the street frontage lengths of neighboring properties. The red star indicates the proposed location for the monument sign, and the yellow box indicates an existing monument sign for a neighboring property.



## SIZE OF MONUMENT SIGN

The second deviation request concerns the overall size of the monument sign. As defined by UDC [Section 4-1-E-5-B](#), the overall size of the sign monument shall not exceed 3 times the sign area for individual business signs. The maximum sign area permitted for this monument sign is 24 SF, therefore, the maximum overall size of the monument sign cannot exceed 72 SF. Analysis of this deviation request is demonstrated in Table 3. This regulation dictates the overall size of the sign itself, not just the area where the sign copy is located. Staff notes the sign area where the copy is located is proposed to be 12.6 SF.

TABLE 3: OVERALL SIZE OF MONUMENT SIGN DEVIATION ANALYSIS			
Maximum Signage Area Allowed	Maximum Overall Size of Monument Sign	Proposed Overall Size of Monument Sign	Difference
24 SF	(24 X 3) = 72 SF	111 SF	+39 SF

[Section 4-1-E-14](#) of the UDC lists seven criteria the Planning Commission is to consider when acting on a sign deviation request. The criteria and Staff’s responses are provided in this section of this report.

**1. Purpose and Intent of Code: Is granting of the deviation in compliance with the general purpose and intent of the City's signage regulations?**

The purpose and intent of sign regulations is to minimize visual clutter while promoting appropriately scaled and aesthetically pleasing identification for businesses and other developments. The proposed signage area is suitably sized at 12.6 SF and the wall on which it will be installed will feature attractive decorative travertine and brick columns that will complement the existing building and development in the area.

**2. Impacts on Adjacent Properties: Will granting of the deviation adversely affect neighboring property owners or residents? Is the image presented by the sign or attention-attracting device consistent or compatible with that in the area as a whole?**

Staff does not believe the installation of the monument sign will adversely impact any of the adjacent property owners or residents. The sign will not impede visibility to other properties or be within a clear sight triangle as it relates to vehicular maneuvers. The business park has one other monument sign two properties to the east of the subject site. Staff believe the monument sign is compatible with the business park area.

**3. Safety: Will granting of the deviation adversely affect safety? For free-standing signs, a safe sight distance setback is required, and the sign location must not encroach upon potential future right-of way needs. The use of signs or attention-attracting devices should not significantly distract traffic on adjacent streets.**

It is Staff’s opinion that the proposed sign will not adversely impact public safety. The sign does not impede drivers from navigating to and from the site safely. The sign is properly sized, adequately set back from property lines, and does not include any attention-getting features that would distract drivers.

**4. Visual Clutter: Will granting of the proposed deviation significantly clutter the visual landscape of the area? The proposed deviation, in addition to all existing or potential future signs on nearby tracts, should be reviewed for their impact on cluttering the visual landscape. Reductions in the total number of signs or their size may be needed, or setbacks increased, to compensate for other signs and attention-attracting devices in the area.**



It is Staff's opinion that the proposed sign will not create visual clutter. The signage identification area will be positioned on a decorative travertine wall, which will be complemented by the required monument sign landscaping in accordance with code requirements. The wall and landscaping will partially screen the parking lot on the property. The sign area is proportionally and appropriately sized in relation to the overall sign size.

**5. Site Constraints: In some situations, topography, landscaping, existing buildings or unusual building design may substantially block visibility of the applicant's existing or proposed signs from multiple directions.**

The site features a narrow entrance and limited street frontage due to its frontage on a cul-de-sac bulb. There is also a sewer line easement and a drainage easement that runs through two separate parts of the front of the lot that make it more difficult to identify an acceptable location to install a monument sign. The applicant has moved the proposed monument sign out of the sewer line easement as required by Staff. The site is unique based on these characteristics. The sign will only be visible to passersby directly on Barton Street, which indicates that the purpose of the sign is primarily for wayfinding rather than regular advertising of the business since there is no visibility from a more major street.

**6. Lighting: Sign or attention-attracting device lighting should not disturb residents of nearby residential land uses or adversely affect traffic on adjacent streets.**

The sign does not include any illumination; therefore, it is Staff's opinion that the sign will not disturb residents of nearby residential districts.

**7. Promotion of High Quality - Unique Design: The proposed sign(s) should be of high quality and must be compatible and integrate aesthetically with daytime/nighttime color, lighting and signs of the development and adjacent buildings. Façade signs may include unique copy design including painting of walls or integration into canopies/awnings, shapes, materials, lighting, and other design features compatible with the architecture of the development of surrounding area. Attention attracting devices should be of a unique, high-quality design which accentuates the architecture of the building(s) served, versus functioning solely to draw attention to itself.**

The sign design incorporates high-quality travertine veneer, brick masonry columns, and copper-finished lettering. The proposed monument sign is intended to complement the building, which is currently undergoing both interior and exterior renovations.

## **NEXT STEPS**

- The Planning Commission is the final authority for approval of this project.
- 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.



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## RECOMMENDATION FROM PROFESSIONAL STAFF

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★ **Staff recommends approval of the proposed Sign Deviations for Don Julian Builders.**

- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create a *Thriving Economy*.

### SIGN DEVIATIONS

Staff recommends **APPROVAL** of the sign deviations for DV24-05 – **Don Julian Builders** at 7805 Barton Street to allow:

1. A 135 LF deviation from the minimum requirement of 200 LF of street frontage to allow for the installation of a monument sign on a lot with 65 LF of street frontage; and
2. A 39 SF deviation from the maximum overall monument sign size of 72 SF to allow the overall size of the monument sign to be 111 SF.



October 21<sup>st</sup>, 2024

To: City of Lenexa, Department of Community Development  
From: Don Julian Builders/ Midwest Land Design  
Subject: Signage Deviation Permit Narrative (DV24-05)

To whom this may concern,

Don Julian Builders, Inc is pleased to be relocating to the City of Lenexa at the address of 7805 Barton Street Lenexa, KS. Don Julian Builders is in process of constructing tenant improvements to renovate the interior of the building to accommodate the new office facilities and would like to include a signage monument for office staff and clients alike to identify the new office facilities.

The signage deviation request is being requested due to the criteria of frontage of the property as the project is situated at the end of the Barton Street culd-i-sac. The intent is to request a sign deviation permit for installation of a monument sign in a location where a minimum of 200 linear feet of road frontage is required. This request results in a total deviation of 70 square feet, allowing for the sign to be placed on 65 linear feet of roadway frontage.

Currently there are several properties on Barton Street that have signage to assist with identification of the businesses located on the street.

Don Julian Builders kindly requests your approval for the signage deviation permit, and appreciates your thoughtfulness to the request so the facilities can be identified from Barton Street to office staff and clients alike. Thank you for your time and consideration.



NORTH ARROW



LANDSCAPE ARCHITECT SEAL

This work was prepared by me or under my supervision and control and I am a duly licensed landscape architect in the State of California.

PLANNED BY: CDE  
PLANNED BY: CDE  
PLANNED BY: CDE

REV	DATE	DESCRIPTION
1	CONCEPTUAL	9/16/24
2	COMMENTS	10/29/24

OWNER INFORMATION  
**DON JULIAN BUILDERS**  
1500 W. MONTE LANE  
PASADENA, CA 91101

**SITE DEMOLITION PLAN**

OWNER PROJECT #:  
1500 W. MONTE LANE, PASADENA, CA

LEGAL DESCRIPTION:  
PACIFIC AREA OF RAIL, ALL OTHER AREAS OF LAND  
SHOWN HEREON ARE NOT TO BE CONSIDERED AS  
THEIR CORRECT LOCATION AND NOT  
TO BE USED FOR ANY PURPOSES OTHER THAN  
THAT FOR WHICH THEY WERE  
DESIGNED. THE DESIGNER  
TAKES NO RESPONSIBILITY FOR  
THE ACCURACY OF THE  
INFORMATION OR THE  
COMPLETION OF THE  
PROJECT. THE USER  
OF THIS PLAN SHALL  
VERIFY THE  
INFORMATION  
BEFORE USING IT.

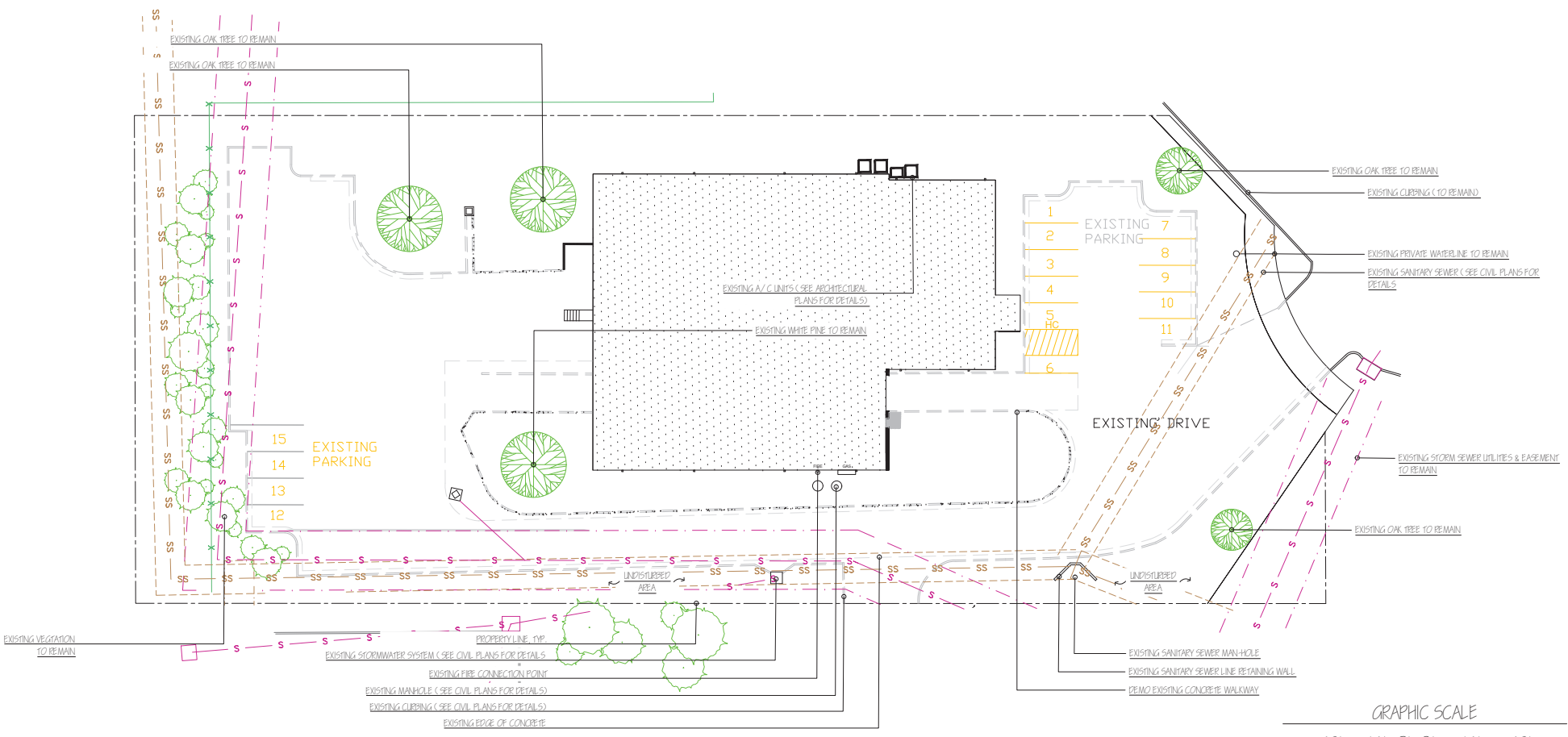
COPYRIGHT 2024 ALL RIGHTS RESERVED

OCTOBER 2024

SHEET NUMBER:

**LP-1**

SHEET \_ OF \_ SHEETS



PERMIT PLAN SET  
FOR CONSTRUCTION USE



## LANDSCAPE NOTES

EXISTING PARKING STALLS: 12 THRU 14  
PROPOSED PARKING STALLS: 1 THRU 11, 15 THRU 26  
HANDICAP STALLS: 1 STALL, 1 UNLOADING AREA  
  
TOTAL LANDSCAPE AREA IN FRONT OF SIGNAGE IS 400 SQUARE FEET AREA  
(EXCEEDS 5X COMBINED TOTAL AREA OF FACE OF SIGN)

NORTH ARROW



LANDSCAPE RESOLUTION



THIS PLAN IS A PRELIMINARY DESIGN

This work was prepared by me or under my supervision and consultation of this project will be under my observation.

PLAN PREPARED BY: GSK  
PLAN REVIEWED BY: GSK  
PLAN APPROVED BY: GSK

REV	DATE	DESCRIPTION
1	01/16/24	CONCEPTUAL
2	01/29/24	CONCEPTUAL

OWNER PROJECT #:  
HLP PROJECT # 2024001

PLAN TITLE

DETAILED  
LANDSCAPE  
SITE  
PLAN

OWNER PROJECT #:  
HLP PROJECT # 2024001

PLAN PREPARED BY:  
MEMPHIS LAND DESIGN, LLC  
PARKVILLE, MO 64052  
OFFICE: 654-554-0000

PLAN APPROVED BY:

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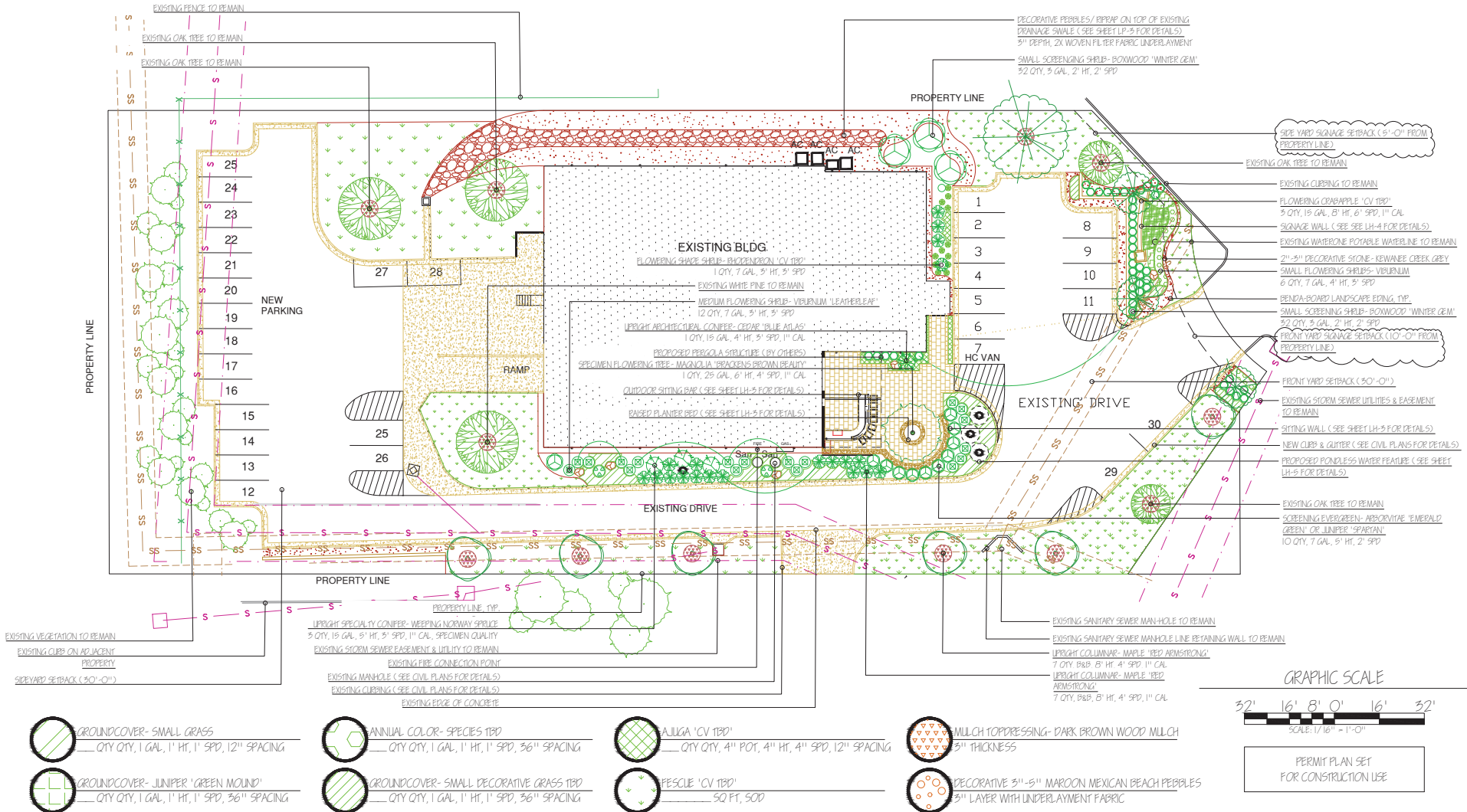
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GRAPHIC SCALE



PERMIT PLAN SET  
FOR CONSTRUCTION USE

OCTOBER  
2024

SHEET NUMBER

LP-2

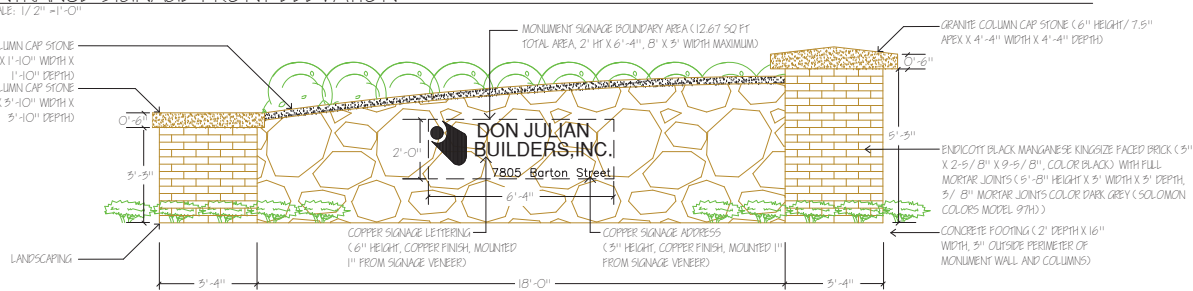
SHEET 1 OF 2 SHEETS



# 1 ENTRANCE SIGNAGE FRONT ELEVATION

SCALE: 1/2" = 1'-0"

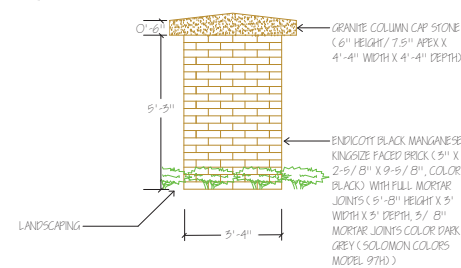
GRANITE COLUMN CAP STONE  
(6" HEIGHT X 1'-10" WIDTH X  
1'-10" DEPTH)  
GRANITE COLUMN CAP STONE  
(6" HEIGHT X 3'-10" WIDTH X  
3'-10" DEPTH)



# 2 ENTRANCE SIGNAGE SIDE ELEVATION

SCALE: 1/2" = 1'-0"

GRANITE COLUMN CAP STONE  
(6" HEIGHT / 7.5" APEX X  
4'-4" WIDTH X 4'-4" DEPTH)



METRO LAND DESIGN  
PASADENA, MD 20642  
OFFICE: 800-404-0009

LANDSCAPE ARCHITECT STAMP

This work was prepared by me or under  
my supervision and control and that of this  
project will be under my observation.

PLAN PREPARED BY: CDR  
PLAN REVIEWED BY: CDR  
PLAN APPROVED BY: CDR

REV	DATE	DESCRIPTION
1	9/16/24	CONCEPTUAL
2	10/29/24	COMMENTS

OWNER INFORMATION

DON JULIAN  
BUILDERS  
10000 WILSON AVENUE  
DUBLIN, CA 94568

PLAN TITLE

HARDSCAPE  
DETAILS  
PLAN

OWNER PROJECT #:

DATE PROJECT WAS SUBMITTED

LEGAL DESCRIPTION

PACIFIC TRANSPORTATION, LLC AND METRO LAND  
DESIGN ARE NOT PROVIDING ANY GUARANTEE OR  
WARRANTY OF ANY KIND, INCLUDING BUT NOT  
LIMITED TO THE USE OF THE INFORMATION  
CONTAINED HEREIN, FOR ANY OTHER APPLICATION  
OTHER THAN THE ONE FOR WHICH IT WAS  
SPECIFICALLY PREPARED. THESE DOCUMENTS ARE FOR LIMITED PUBLICATION  
ONLY.

COPYRIGHT 2024. ALL RIGHTS RESERVED.

DATE

OCTOBER  
2024

SHEET NUMBER

LH-4

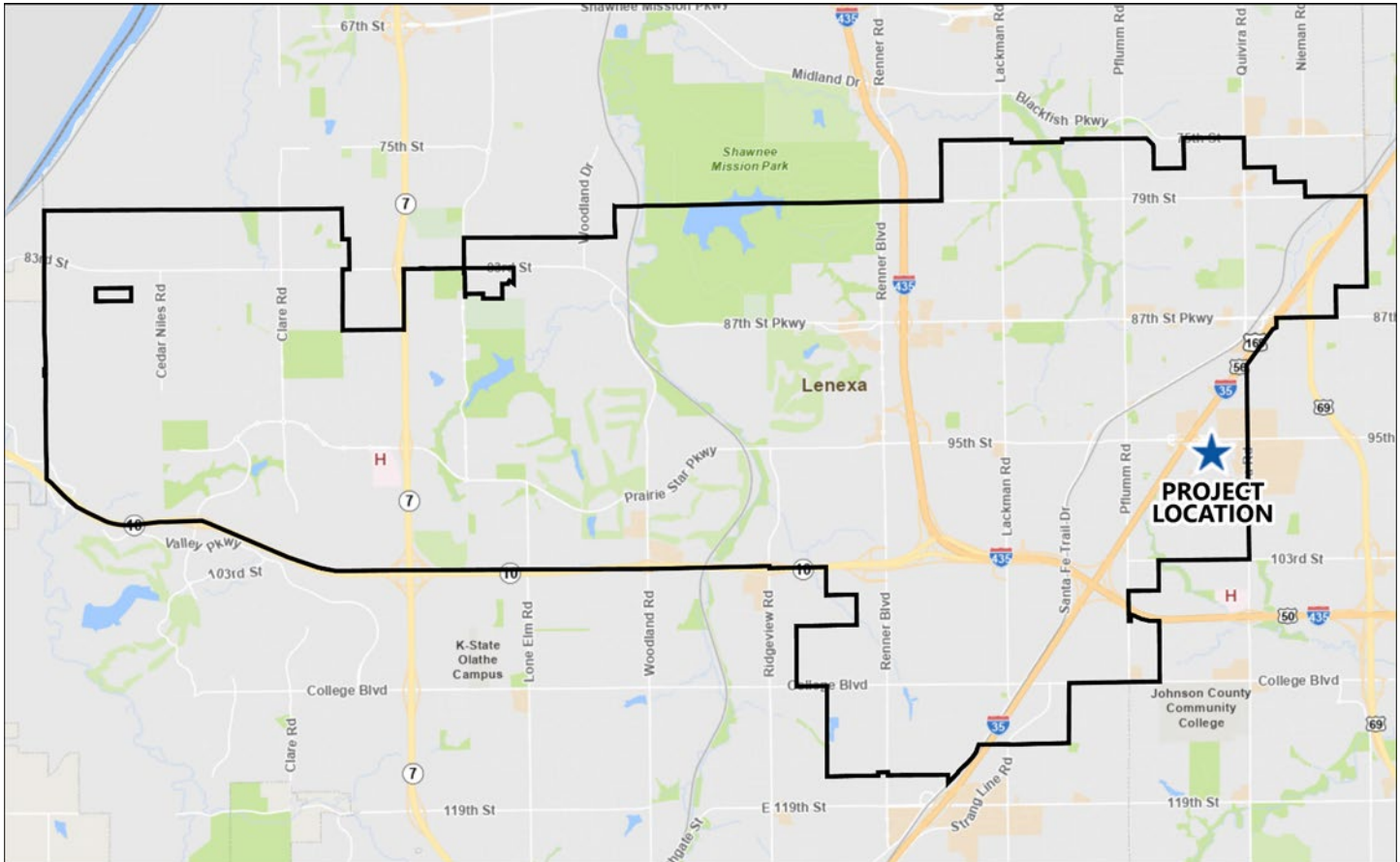
SHEET \_ OF \_ SHEETS

PERMIT PLAN SET  
FOR CONSTRUCTION USE



## SIERRA SIGN DEVIATION

<b>Project #:</b>	DV24-04	<b>Location:</b>	9656 Quivira Road
<b>Applicant:</b>	Erik Knox	<b>Project Type:</b>	Sign Deviation
<b>Staff Planner:</b>	Logan Strasburger	<b>Proposed Use:</b>	Retail



### PROJECT SUMMARY

The applicant requests sign deviations to allow a façade sign that exceeds code requirements for the Sierra retail store in the Orchard Corners shopping center at 9656 Quivira Road. The applicant requests three deviations for the façade sign to exceed the maximum allowable sign area, letter height, and logo height, which the applicant believes will allow the sign to be proportional to the overall façade area. Neighboring retail tenants have received approval for similar deviations for their façade signs. This project does not require a Public Hearing.

### STAFF RECOMMENDATION: APPROVAL



## SITE INFORMATION

The subject site was constructed in 1971 for Woolco Mercantile. Throughout the years, multiple outfitters have occupied the space including Linens & Things, Stein Mart, Spirit Halloween, and the Johnson County Christmas Bureau. The most recent permanent tenant, Stein Mart, occupied the space from 2009 to 2020 for a total of 11 years. Spirit Halloween and the Johnson County Christmas Bureau utilized the space on a seasonal basis in the fall and winter from 2020 to 2023. The site has never been platted.

In 2018, TJ Maxx, HomeGoods, and Michaels received final plan approval, which included three sign deviation requests:

- 1) TJ Maxx requested a deviation for allowable sign area and average letter height;
- 2) HomeGoods requested a deviation in allowable sign area and;
- 3) Michaels requested a deviation for allowable sign area and average letter height.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
13.3 (parcel)	103,287 (entire building) 19,142 (tenant space)	CP-3	Regional Commercial

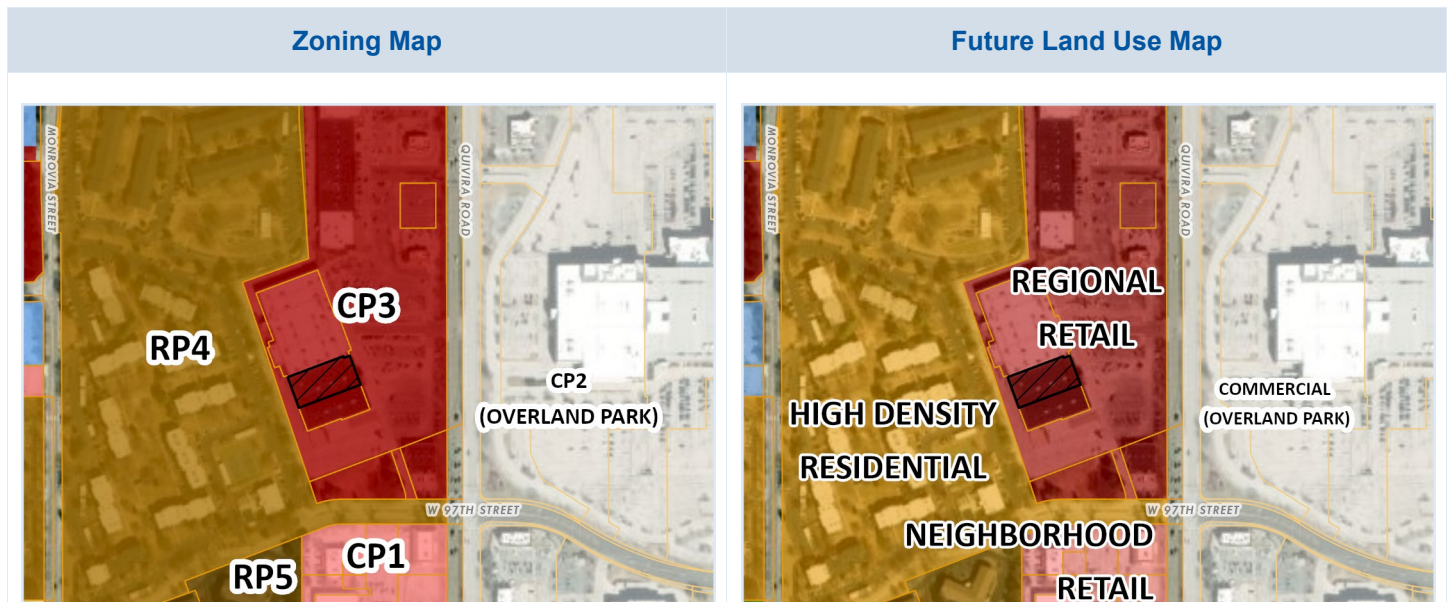


**Exhibit 1: Aerial image of the Orchard Corners shopping center outlined in red and the Sierra tenant space outlined in yellow.**



## LAND USE REVIEW

The use is permitted within the CP-3, Planned Regional Commercial District. Sierra, originally known as Sierra Trading Post, is a TJ Maxx brand retail store featuring discounted outdoor equipment, home goods, and apparel. There is one other Sierra in the Kansas City metropolitan area. The retail store will operate Monday through Sunday from 9:30 AM to 9:30 PM. The proposed retail use is compatible with the existing zoning and future land use classification.



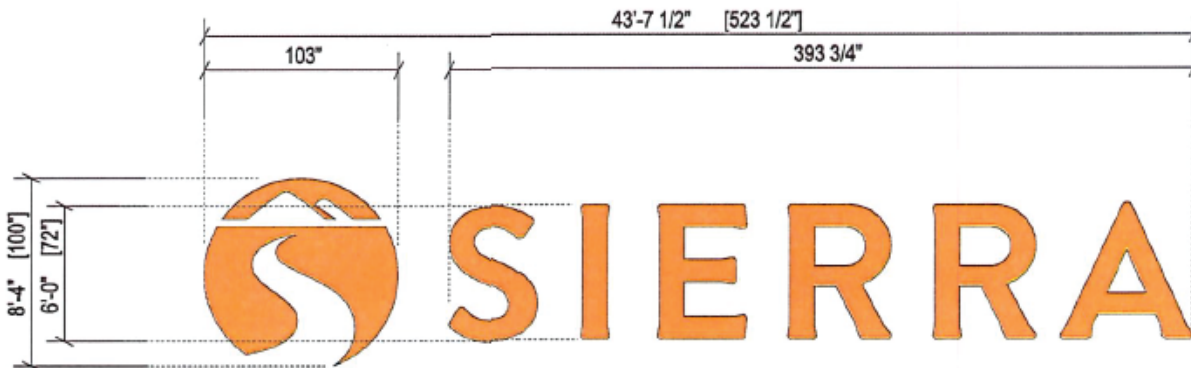
**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Regional Retail	CP-3, Planned Regional Commercial District	Vacant; Retail
<b>North</b>	Regional Retail	CP-2, Planned Community Commercial District; CP-3, Planned Regional Commercial District	Shopping Center; Restaurant, general; Restaurant, fast-food; Retail
<b>South</b>	Regional Retail	CP-1, Planned Neighborhood Commercial District; CP-3, Planned Regional Commercial District; RP-4, Residential Planned High-Density District; RP-5, Residential Planned High-Rise Density District	Retail; Restaurant, general; Multifamily; Office
<b>East</b>	Regional Retail; Commercial (Overland Park)	CP-2, Planned General Business (Overland Park)	Shopping Center; Restaurant, general; Restaurant, fast-food; Retail
<b>West</b>	High Density Residential	CP-O, Planned General Office District; CP-1, Planned Neighborhood Commercial District; CP-3, Planned Regional Commercial District; RP-4, Residential Planned High-Density District	Multifamily; Retail; Office; Entertainment, indoor



## PROPOSED SIGN

The applicant proposes to install a façade sign above the main entrance to the Sierra tenant space at 9656 Quivira Road. The proposed sign features individually front lit channel letters that are internally illuminated with LEDs. The sign features orange letters, spelling “SIERRA” with the company’s orange logo to the left of the letters.



**Exhibit 2: Proposed Sierra façade sign details.**



**Front Elevation (North)/ Proposed**

Scale: 1/32" = 1'-0"

**Exhibit 3: Proposed Sierra façade sign and renovated storefront adjacent to TJ Maxx and HomeGoods.**

## DEVIATION ANALYSIS

The applicant is requesting three deviations to allow a façade sign for Sierra to exceed the maximum allowable sign area, letter height, and logo height. Façade sign code requirements are based upon the total area of the façade, and proposed signs may not exceed the maximum as defined by code without approved deviations from the Planning Commission.

[Section 4-1-E-11](#) of the Unified Development Code (UDC) states the following façade sign regulations, as they relate to the deviation requests. The applicant’s request is noted beside the applicable regulation in **red**.

- The maximum allowable sign area for any façade sign is 5% of the façade area. **The applicant requests 9.5% (268 SF).**
- The maximum allowable letter height is 12.5% of the façade height but may not exceed 6'. **The applicant requests 15.2% (6').**
- The maximum allowable logo height is 25% of the façade height but may not exceed 6'. **The applicant requests 21% (8'4").**



A previous tenant was granted a deviation for letters taller than permitted by code. The deviation carried over to the next tenant, Gordmans, which had letters that were 9' 3" tall. In 2018, a revised final plan was approved for Orchard Corners which allowed TJ Maxx, HomeGoods, and Michaels multiple deviations related to their façade signs. Table 2 provides a comparison of the proposed sign deviation request for Sierra to approved sign deviations for other tenants in the Orchard Corners shopping center. The subject sign, as proposed, is consistent with the signs for retailers within the shopping center that have received similar deviations.

**TABLE 2: PROPOSED SIERRA SIGN DEVIATIONS VS APPROVED DEVIATIONS**

Store	Façade Area (SF)	Allowable Sign Area (SF)	Proposed Sign Area (SF)	Difference	Building Height	Allowed Average Letter Height	Proposed Average Letter Height	Difference
TJ Maxx	3,680	184	239	+55	39'-8"	4'-11 3/8"	6'-6 3/4"	1'-7 3/8"
HomeGoods	3,067	153	187	+34	39'-8"	4'-11 3/8"	4'-11 3/8"	0
Michaels	3,455	172	186	+14	34'-8"	4'-4"	4'-7/8"	-3 1/8"
Sierra	2,797	140	268	+128	39'-8"	4'-11 3/8"	6'	1'-5/8"

[Section 4-1-E-14](#) of the UDC lists seven criteria the Planning Commission is to consider when acting on a sign deviation request. The criteria and Staff's responses are provided in this section of this report.

**1. Purpose and Intent of Code: Is granting of the deviation in compliance with the general purpose and intent of the City's signage regulations?**

The purpose of the sign regulations is to minimize visual clutter and promote appropriately scaled and visually appealing identification for businesses and other developments. Although the proposed sign exceeds the current code regulations, it aligns more proportionately with the adjacent tenant façade signs and the size of the Sierra tenant façade. This sign is consistent with the scale and character of the neighboring façade signs within the shopping center.

**TABLE 3: DEVIATION ANALYSIS**

Façade Area	Allowable Sign Area	Proposed Sign Area	Allowable Letter Height	Proposed Letter Height	Allowable Logo Height	Proposed Logo Height
2,797 SF	140 SF	268 SF	4.95'	6'	6'	8.25'

**2. Impacts on Adjacent Properties: Will granting of the deviation adversely affect neighboring property owners or residents? Is the image presented by the sign or attention-attracting device consistent or compatible with that in the area as a whole?**

Staff does not believe the installation of the façade sign will adversely impact neighboring businesses, property owners, or residents.



- 3. Safety: Will granting of the deviation adversely affect safety? For free-standing signs, a safe sight distance setback is required, and the sign location must not encroach upon potential future right-of way needs. The use of signs or attention-attracting devices should not significantly distract traffic on adjacent streets.**

It is Staff's opinion the proposed sign will not adversely impact public safety. The sign is located on the front entrance façade of the storefront. The sign does not utilize attention-attracting devices and will remain static throughout the day. Appropriate internal illumination will be used as the outside environment darkens.

- 4. Visual Clutter: Will granting of the proposed deviation significantly clutter the visual landscape of the area? The proposed deviation, in addition to all existing or potential future signs on nearby tracts, should be reviewed for their impact on cluttering the visual landscape. Reductions in the total number of signs or their size may be needed, or setbacks increased, to compensate for other signs and attention-attracting devices in the area.**

It is Staff's opinion that the proposed sign will not create visual clutter. The sign is situated next to other similarly sized façade signs in Orchard Corners and is proportional and appropriately scaled to the character of the shopping center.

- 5. Site Constraints: In some situations, topography, landscaping, existing buildings or unusual building design may substantially block visibility of the applicant's existing or proposed signs from multiple directions.**

The site is a shopping center with a newly renovated storefront and façade. The site features façade signs that were approved through deviations granted in recent years.

- 6. Lighting: Sign or attention-attracting device lighting should not disturb residents of nearby residential land uses or adversely affect traffic on adjacent streets.**

The proposed sign will be internally luminated similar to adjacent façade signs for TJ Maxx, HomeGoods, and Michaels. Such illumination is typical for commercial signage. The sign is expected to not be illuminated when not in operation such as evening hours after closing. The sign is facing east and is located on the opposite side of the building that abuts residential areas.

- 7. Promotion of High Quality - Unique Design: The proposed sign(s) should be of high quality and must be compatible and integrate aesthetically with daytime/nighttime color, lighting and signs of the development and adjacent buildings. Façade signs may include unique copy design including painting of walls or integration into canopies/awnings, shapes, materials, lighting, and other design features compatible with the architecture of the development of surrounding area. Attention attracting devices should be of a unique, high-quality design which accentuates the architecture of the building(s) served, versus functioning solely to draw attention to itself.**

The sign reflects Sierra's traditional branding and logo, showcasing orange capital letters alongside a prominent orange logo. These colors align with the established branding and create a harmonious appearance with neighboring stores in the shopping center.



## NEXT STEPS

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- The Planning Commission is the final authority for approval of this request.
- The applicant must receive permit(s) prior to commencing installation of the sign.
- 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

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★ **Staff recommends approval of the proposed Sign Deviation for Sierra.**

- The proposed façade sign is consistent with the façade signs for other retailers within the shopping center, which have received approval for similar deviations.
- The project is consistent with Lenexa's goals through **Responsible Economic Development** to create **Inviting Places** and a **Thriving Economy**.

## SIGN DEVIATION

Staff recommends **APPROVAL** of the sign deviation for DV24-04 – **Sierra** at 9656 Quivira Road to allow the following deviations for a façade sign:

- 1) To exceed the maximum allowable sign area of 140 SF by 128 SF to allow the sign to be 268 SF;
- 2) To exceed the maximum allowable letter height of 4.95' by 1.05' to allow the letter height to be 6'; and,
- 3) To exceed the maximum allowable logo height of 6' by 2.25', to allow for the logo height to be 8.25'.



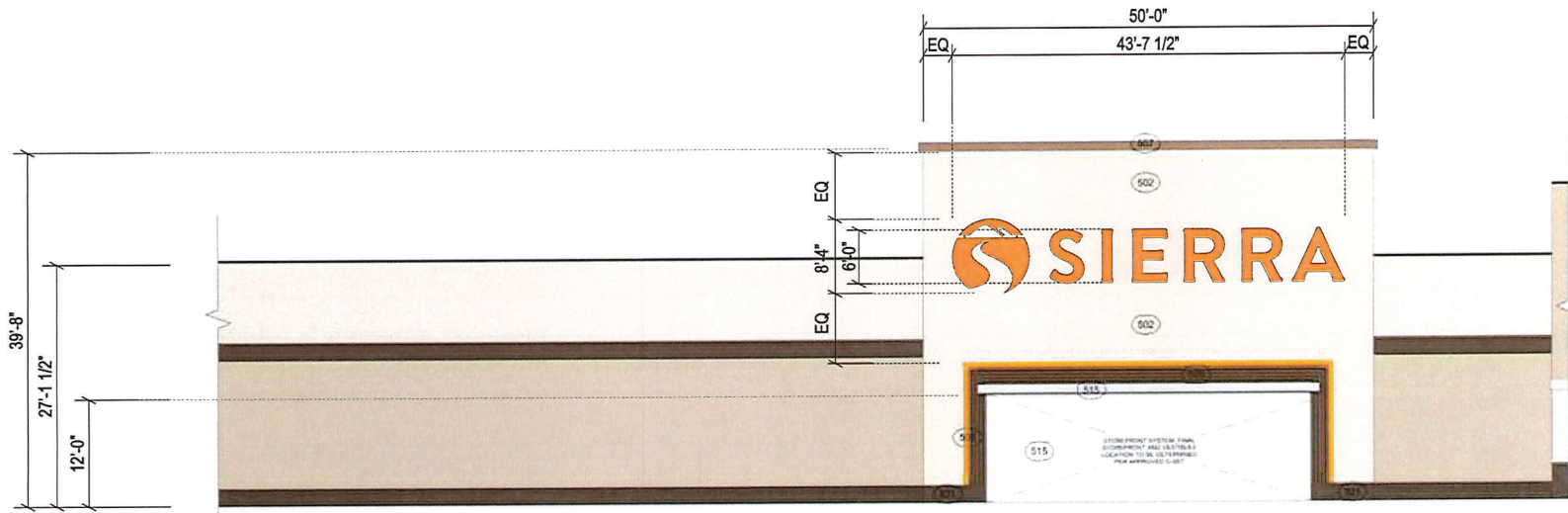
1. We request a deviation from the **maximum allowed sign area** to 7.76% of the total facade area, as opposed to the current limit of 5%.
2. We request a deviation from the **maximum letter height** permitted, which is currently set at 1/8 (12.5%) of the facade height of the building, measuring 39.66' in height. This results in a maximum allowable letter height of 4.95'. We would like to propose an increase in the letter height to 6', which accounts for 15.13% or 3/20ths of the facade height.
3. We request a deviation for the **maximum logo height** of 6' to be increased to 8.25'.

Additionally, Please note that neighboring businesses (TJ Maxx, HomeGoods, Michaels) had their signs approved through a sign deviation process as well, and would like to keep the Sierra sign in proportion to the existing signage on the multitenant building.



<b>SIGN A</b>	6'-0" Sierra
<b>Sign Type:</b>	Individual Front-Lit Channel Letters
<b>Illumination:</b>	Internally Illuminated w/ LED's
<b>Square Footage:</b>	268.40

**NOTE:** sign to be centered horizontally and vertically on façade.



**Front Elevation (North)**

Scale: 1/16" = 1'-0"

**NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION**

<b>Allowable Square Footage this Elevation:</b>	587.00
<b>Formula:</b>	27' 1/2" T x 87'3" W x 25% = 587 SQFT
<b>Actual Square Footage this Elevation:</b>	268.40



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**Sierra Trading Post**  
Quivira Road @ West 95th Street  
on SW Corner / Orchard Corners  
Lenexa, KS 66215

**Project ID#:** 134950  
**Project Mgr:** Deana Delfino  
**Designer:** Mike DeMarco  
**Created on:** 02/12/2024

**REVISION**  
R1 03/04/24 DR Rev. sign A to 6ft CLs  
R2 03/18/24 DR Removed raceways  
R3 06/04/24 DR Revised site plan and added notes, temp package, & LL Lease pages



<b>SIGN A</b>	6'-0" Sierra
Sign Type:	Individual Front-Lit Channel Letters
Illumination:	Internally Illuminated w/ LED's
Square Footage:	268.40



#### Color Specifications:

- Pre-finished "Autumn Brown" coil
- 3M 3630-74 Kumquat Orange
- White

#### Electrical Detail:

- Orange LED's (Sloan Prism)
- (1) 60w Power Supplies
- Total Amps: 0.85
- (1) 20 amp 120V Circuit Req.



#### General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- Grounded and bonded per NEC 600.7/NEC 250
- Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- Sign is to be UL listed per NEC 600.3
- UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
- The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC

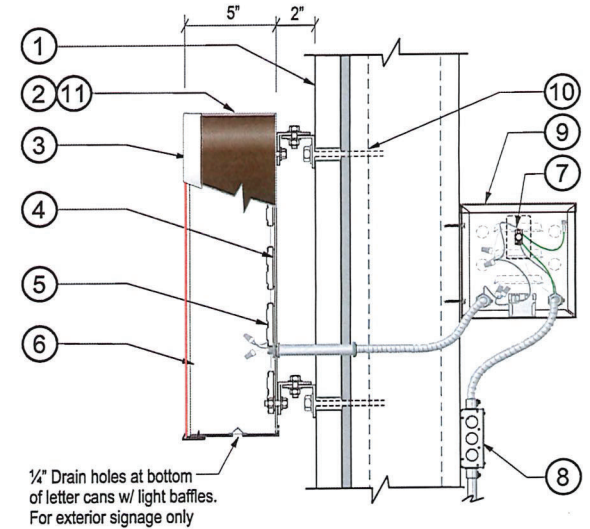
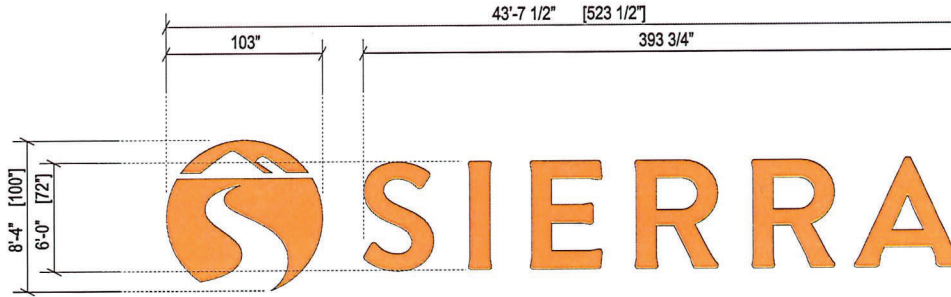
#### Specifications:

1. Existing Facade: To be determined
  2. 0.040" Aluminum letter returns pre-finished "Autumn Brown" coil
  3. 1" Jewelite trimcap (White) bonded to face, #8 pan head screws to returns. Use 2" for letters / logo larger than 54"
  4. .125" ACM backs (pre-finished white) fastened to returns. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration.
  5. Orange LEDs
  6. 3/16" White #7328 Acrylic faces w/ applied 3M 3630-74 Kumquat Orange vinyl
  7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
  8. Primary electrical feed in UL conduit / customer supplied UL junction box
  9. Power Supplies within UL enclosure (removable lid), 1/4" x 1" min screws
  10. 2" x 2" x 3/16 galvanized angle mounting clips w/ hardware to suit (ptm facade)
  11. No visible UL labels
- All penetrations to be sealed with siliconized acrylic paintable caulk.

#### Sign Layout Detail

Scale: 1/8" = 1'-0"

Note: 3/8"Ø hollow threaded rod w/ hardware for connection and electrical for "upper logo" (Verify). Painted to match facade



#### Section @ LED Channel Letter

Scale: N.T.S.

3



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**Sierra Trading Post**  
Quivira Road @ West 95th Street  
on SW Corner / Orchard Corners  
Lenexa, KS 66215

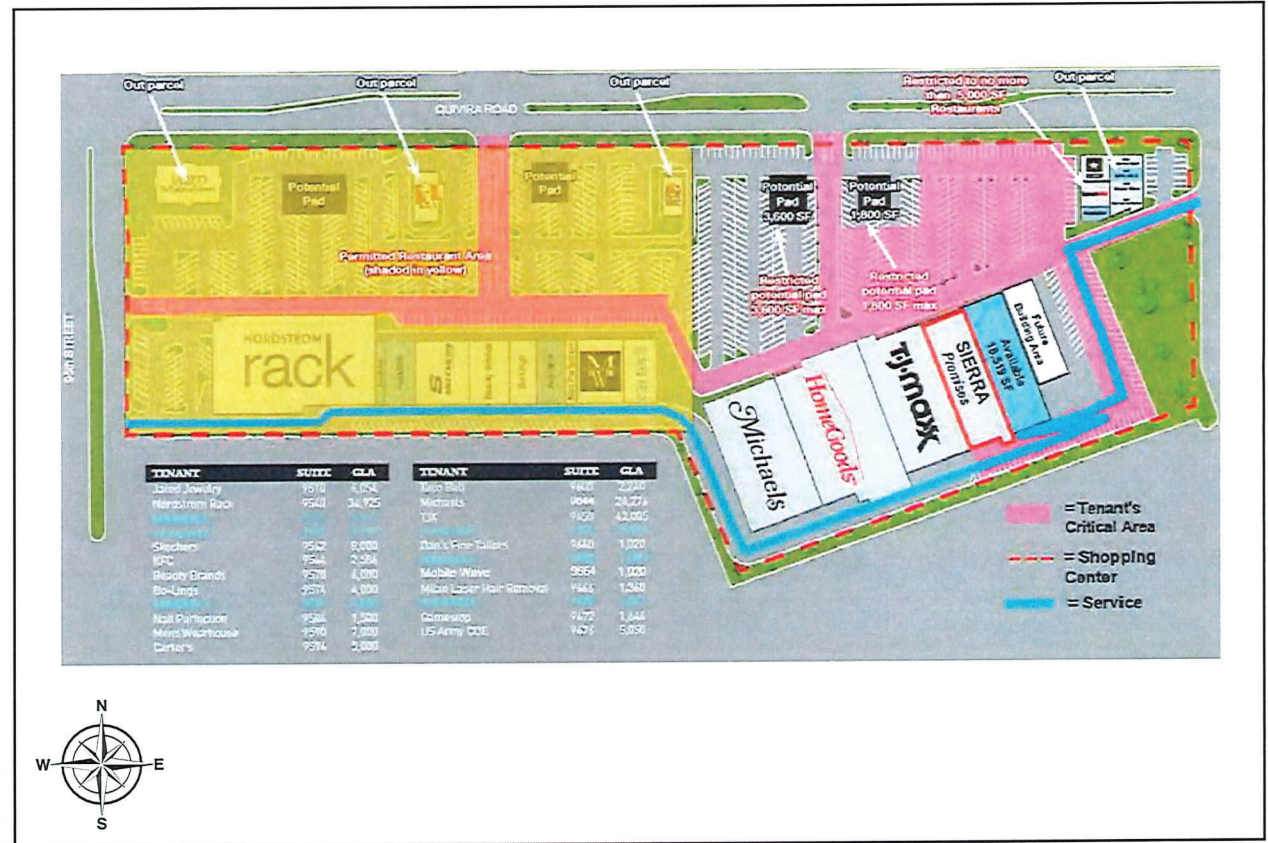
Project ID#: **134950**  
Project Mgr: **Deana Delfino**  
Designer: **Mike DeMarco**  
Created on: **02/12/2024**

REVISION

R1 03/04/24 DR Rev. sign A to 6ft CLs  
R2 03/18/24 DR Removed raceways  
R3 06/04/24 DR Revised site plan and added notes, temp package, & LL Lease pages



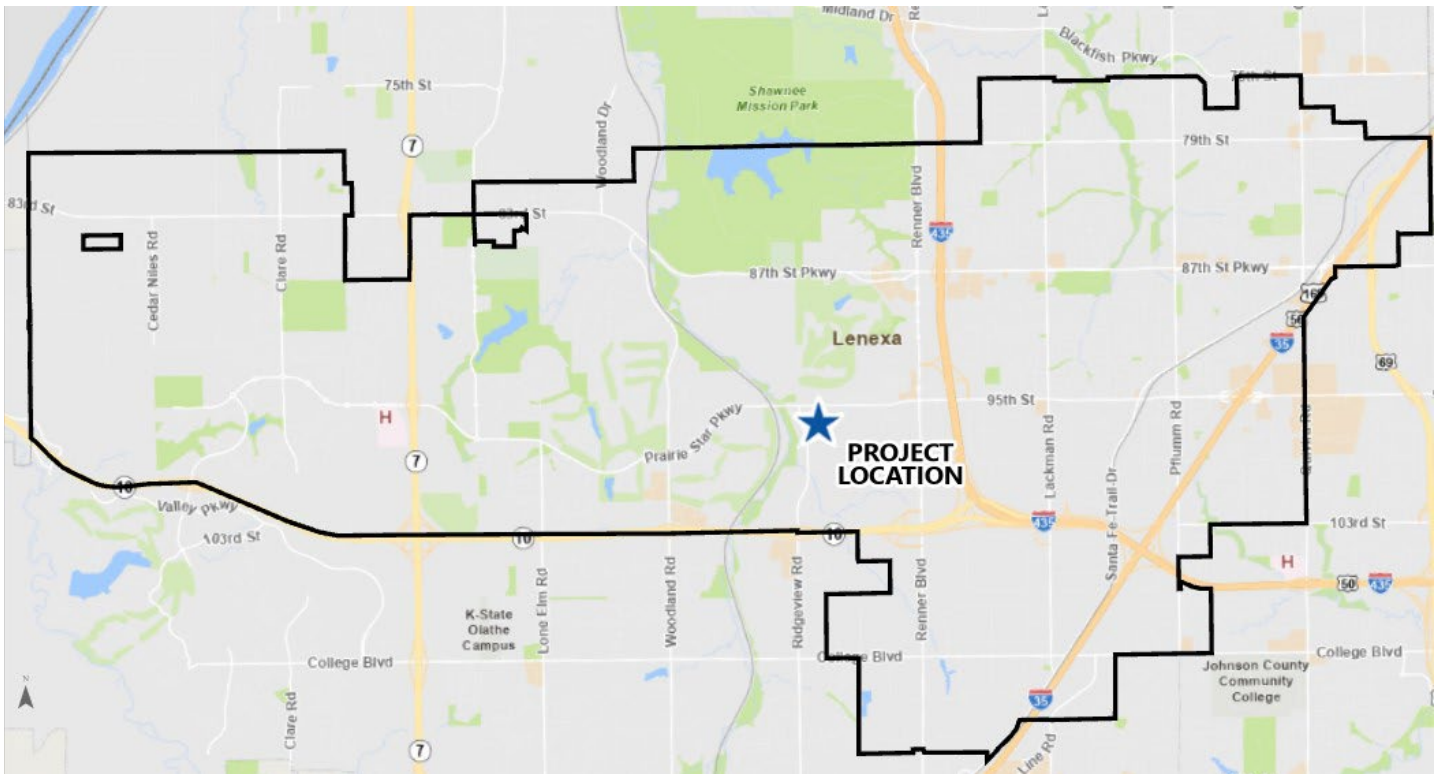
<b>SIGN A</b>	6'-0" Sierra
Sign Type:	Individual Front-Lit Channel Letters
Illumination:	Internally Illuminated w/ LED's
Square Footage:	268.40





## KC BIER

<b>Project #:</b>	PL24-09FR	<b>Location:</b>	Southeast corner of Prairie Star Parkway and Ridgeview Road
<b>Applicant:</b>	Patrick Watkins, Watkins Law Office	<b>Project Type:</b>	Revised Final Plan
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Restaurant



## PROJECT SUMMARY

The applicant requests approval of a revised final plan for a deviation to allow for the KC Bier restaurant to exceed the noise level permitted by the Unified Development Code (UDC). KC Bier is a proposed restaurant in the Vista Village Planned Unit Development (PUD) located at the southeast corner of Prairie Star Parkway and Ridgeview Road. Vista Village is a mixed-use development that contains duplex, multifamily, retail, and restaurant uses. KC Bier will have an outdoor biergarten space and a stage for outdoor music performances and for viewing sporting events. The Vista Village PUD was approved in January 2022 with an amphitheater concept that has developed into the proposed biergarten and stage area. A deviation from the noise regulations will allow the outdoor space to function as anticipated within the original PUD plans while mitigating concerns related to noise during certain timeframes.

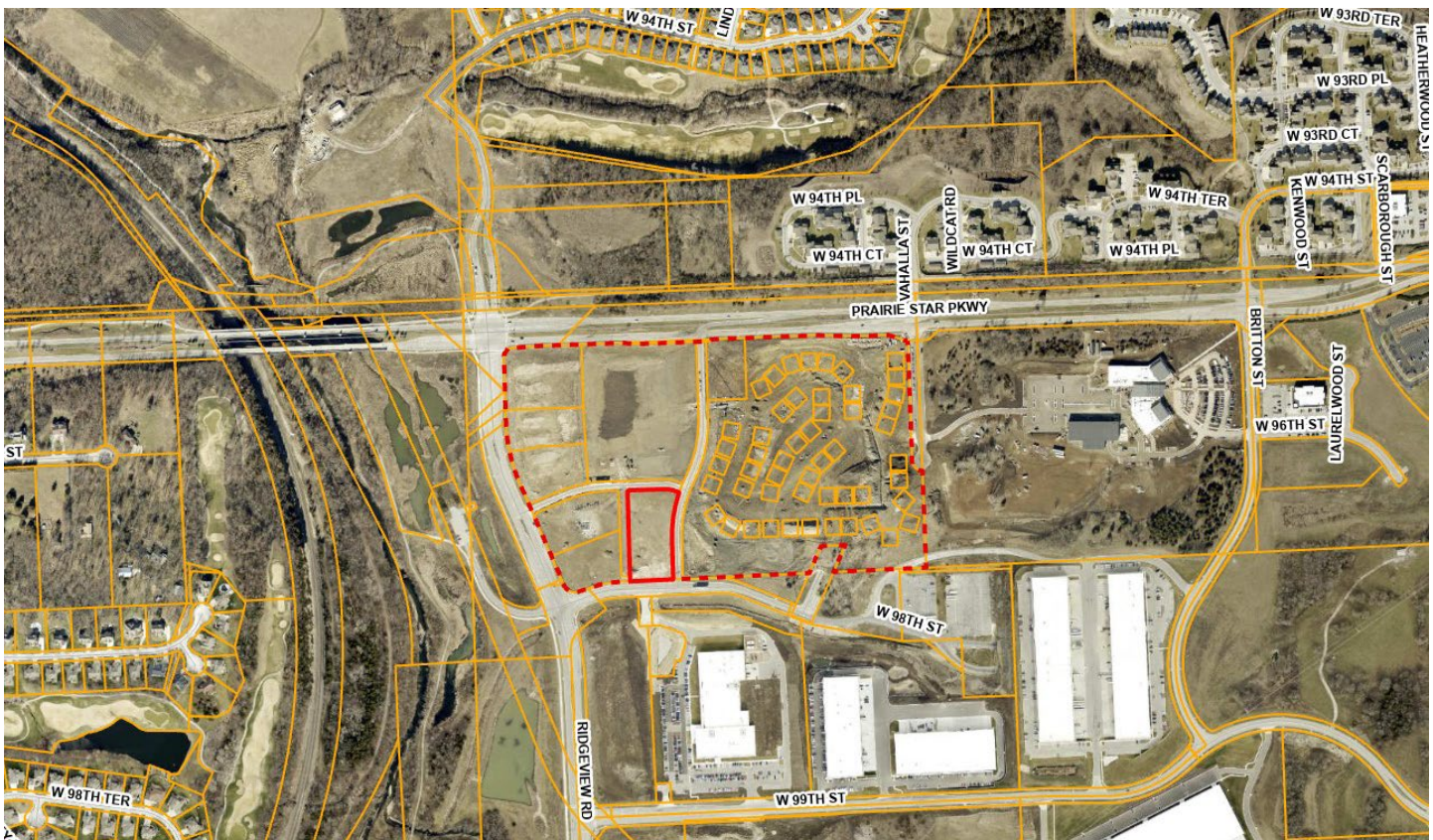
**STAFF RECOMMENDATION: APPROVAL**



## SITE INFORMATION

The site is a restaurant in Vista Village. The overall Vista Village development is a 44-acre mixed-use development located at the southeast corner of Prairie Star Parkway and Ridgeview Road. The site was zoned to the PUD Zoning District in 2015 (RZ15-06, PL15-08P) and has had multiple revisions to the preliminary plan (PL19-01PR, PL21-05PR). The most recent preliminary plan for the site was approved in March 2022 (PL22-02PR). Final plans have been approved for various parts of the development (PL20-07F, PL22-04F, PL22-16F, PL23-21F, PL23-22F, and PL24-06F).

<b>LAND AREA (AC)</b> 1.38	<b>BUILDING AREA (SF)</b> 14,800	<b>CURRENT ZONING</b> PUD	<b>COMP. PLAN</b> Mixed-Use
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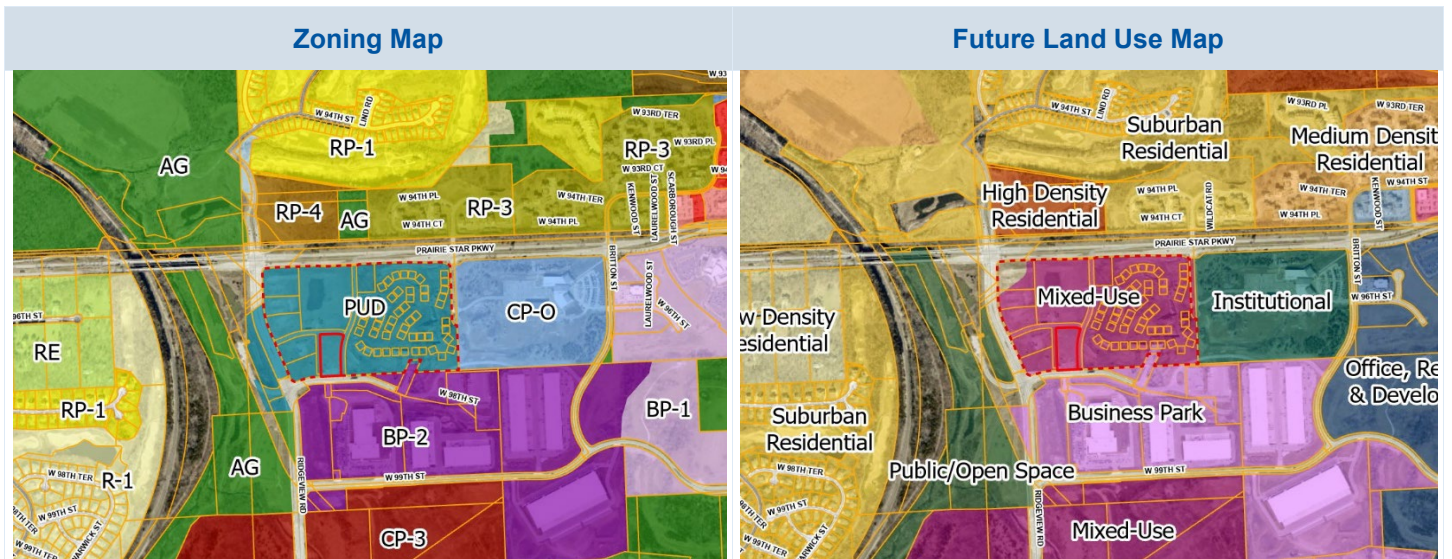


**Exhibit 1: Aerial image.**



## LAND USE REVIEW

The site is zoned PUD, Planned Unit Development Zoning District. The site is a lot in the Vista Village, a mixed-use development that contains duplex, multifamily, retail, and restaurant uses. The multifamily and duplex components, Alto Apartments and Luxe Villas, are currently under construction. This site and three other commercial lots have a final plan approved for retail and restaurant uses.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Mixed-Use	PUD, Planned Unit Development	Undeveloped land
<b>North</b>	Mixed-Use	PUD, Planned Use Development	Multifamily
<b>South</b>	Business Park	BP-2, Planned Manufacturing District	Lab, analytical/experimental
<b>East</b>	Mixed-Use	PUD, Planned Unit Development	Duplex
<b>West</b>	Public/Open Space	PUD, Planned Unit Development	Undeveloped land

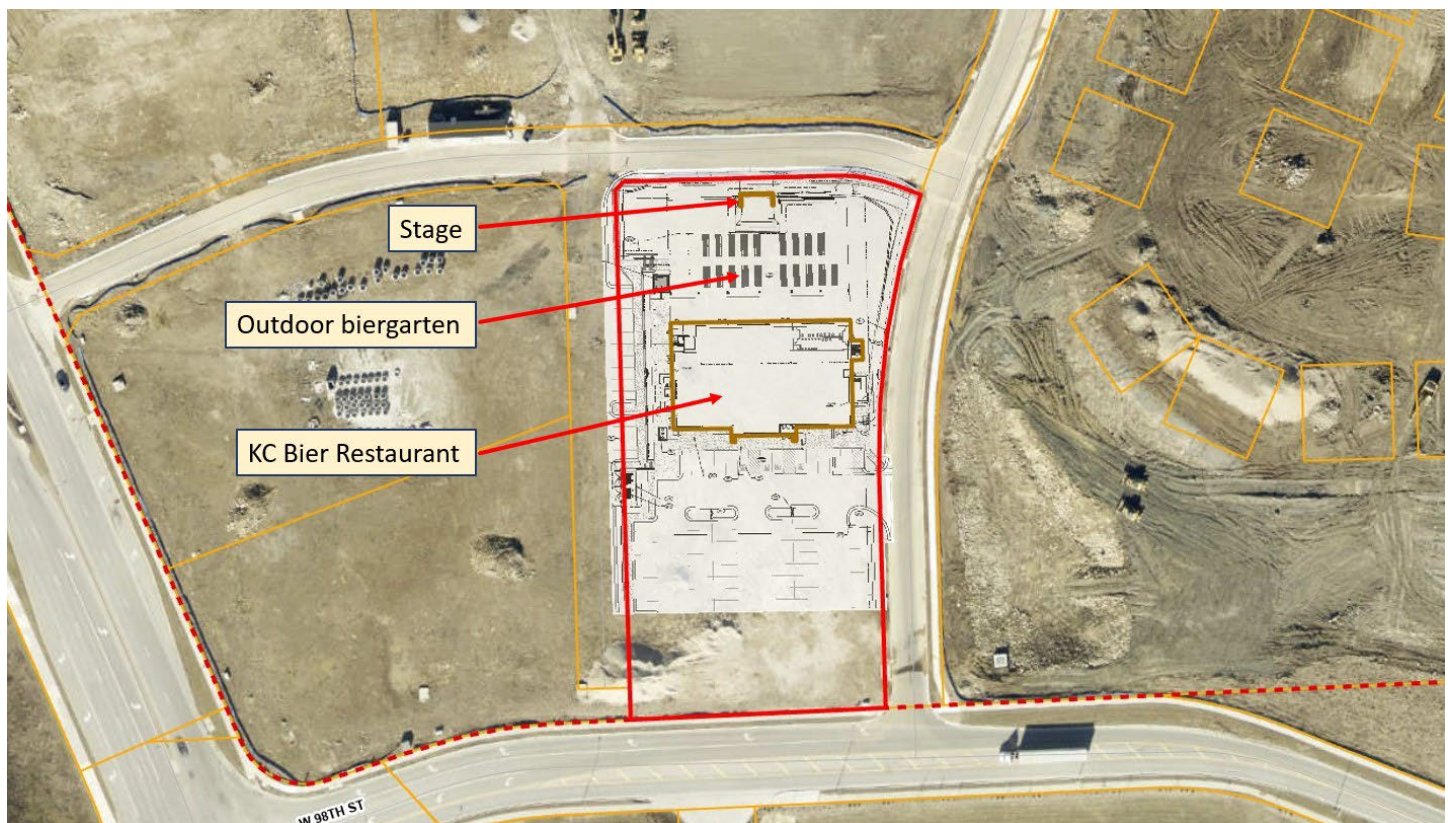


## FINAL PLAN REVIEW

The applicant is requesting revised final plan approval for consideration of a deviation from [Section 4-1-C-4-E](#) of the UDC, commonly referred to as the *Noise Regulations*. The applicant requests approval to exceed the maximum volume (decibel or dB) level at the property line of the site during certain timeframes, which is currently limited to 55-70 dB per code depending on the time of day. The site is zoned PUD, Planned Unit Development, which provides for some design flexibility with the intent said flexibility creates a well-designed and innovative development that achieves a high level of environmental sensitivity, energy efficiency, safety, aesthetics, and other community goals.

This lot is at the southerly edge of the Vista Village development abutting 97<sup>th</sup> Street and is bordered by Alto Apartments to the north, Luxe duplexes to the east, and future commercial development to the west. These are all components of the Vista Village PUD.

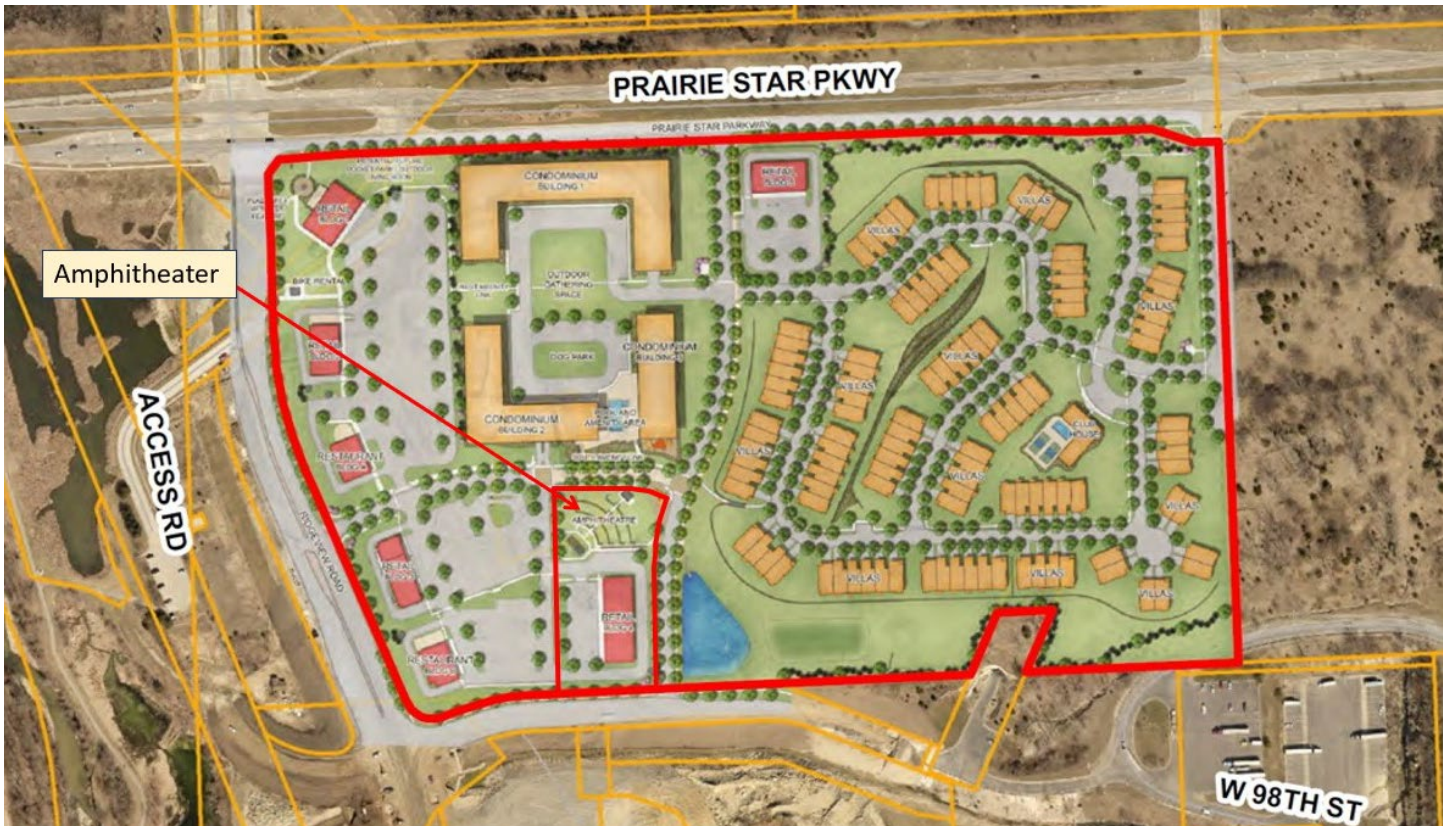
The KC Bier site is currently an undeveloped lot in the Vista Village development. A final plan (PL23-21F) was approved in November 2023. Revisions were considered for the building design with a revision to the Vista Village Design Guidelines (PL24-08FR), which was approved in September 2024. The site will include a two-story restaurant building, a parking area for 101 parking spaces and a German-style biergarten on the north side of the building. The biergarten is an outdoor patio space with seating and other outdoor “yard game” activities. The space will also have a stage area for live performances and where a portable outdoor television can be placed to watch performances, such as sporting events, movies, or other events.



**Exhibit 2: KC Bier site plan.**



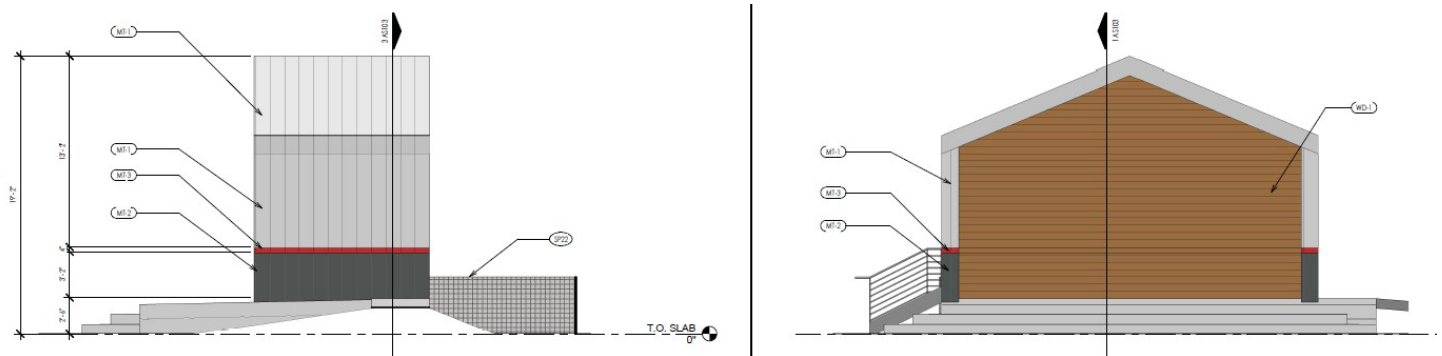
The outdoor biergarten space of the KC Bier restaurant has taken the place of an amphitheater amenity feature proposed several years ago for an earlier version of the development (then called J-Hawk Ridge). The amphitheater was envisioned to have several of the same features as the biergarten space including a performance stage and spectator seating but was not associated with a restaurant. The amphitheater was envisioned to be programmed and managed by the project developer. The amenity feature of a community gathering space and a performance stage remains consistent from the earlier plan, but the space is now with a part of the KC Bier restaurant.



**Exhibit 3: Preliminary Plan for PL21-05PR showing amphitheater location.**

The plan includes a detail of the stage area at the northerly edge of the biergarten. The stage area is an elevated space with a small structure designed to be consistent with the restaurant building. The structure will be three-sided and is 12 feet wide and 26 feet long. The structure has a gable roof and will be clad with the same metal siding used on the restaurant. The siding will be two shades of gray and a red trim band. The inside of the stage is clad with horizontal wood siding. The biergarten and stage area sits slightly lower in elevation than the surrounding area of Vista Village. The stage structure will be partially obstructed from view by landscaping from the surrounding drives through the development.





**Exhibit 4: Stage side and front elevations.**

The site is consistent with the plan approved in November 2023. An issue related to the site plan is the Fire Department requirement for emergency fire apparatus proximity is not met. This distance of the façade of the building to where a fire truck apparatus has access to the building will need to be adjusted so that the building is brought closer to the drive aisle. It is Staff's opinion the most appropriate solution to resolve this issue is to move the building south to be closer to the north drive aisle of the parking lot. A condition to address this issue is included within the recommendation section of the Staff Report.

## DEVIATIONS

The requested deviation is for an exception to the Lenexa Noise Regulations. A deviation request is subject to Section [4-1-B-27-G-4](#) of the UDC. The Planning Commission is to consider the criteria stated in [Section 4-1-B-27-G-4-f](#) for such a deviation. Other deviations that are considered by the Planning Commission, such as setback reduction, district lot size, and increase to building height, are subject to a different criteria. The five criteria to consider are:

- 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.**

This is a unique site compared to a restaurant pad site in a typical commercial development. The site is zoned within the PUD Zoning District. This "master planned" development intended to use this space as a focal element of the overall development. Other types of development may be initially planned as a cohesive development, but a PUD is to be a more cohesive and integrated type of development. The intent statement for the PUD Zoning District states that *"Each application include a statement from the developer describing how the proposed development departs from the City's standard development regulations, and how the proposed development, on balance, is an improvement over what otherwise would be required under the community's standard zoning and land development regulations."* The plan for the development envisioned an amphitheater amenity used for performances and a community gathering space. An amphitheater had been an anticipated feature of the Vista Village development for several years. Staff concludes the development is unique and contains special features that are not found in other typical commercial or residential developments.

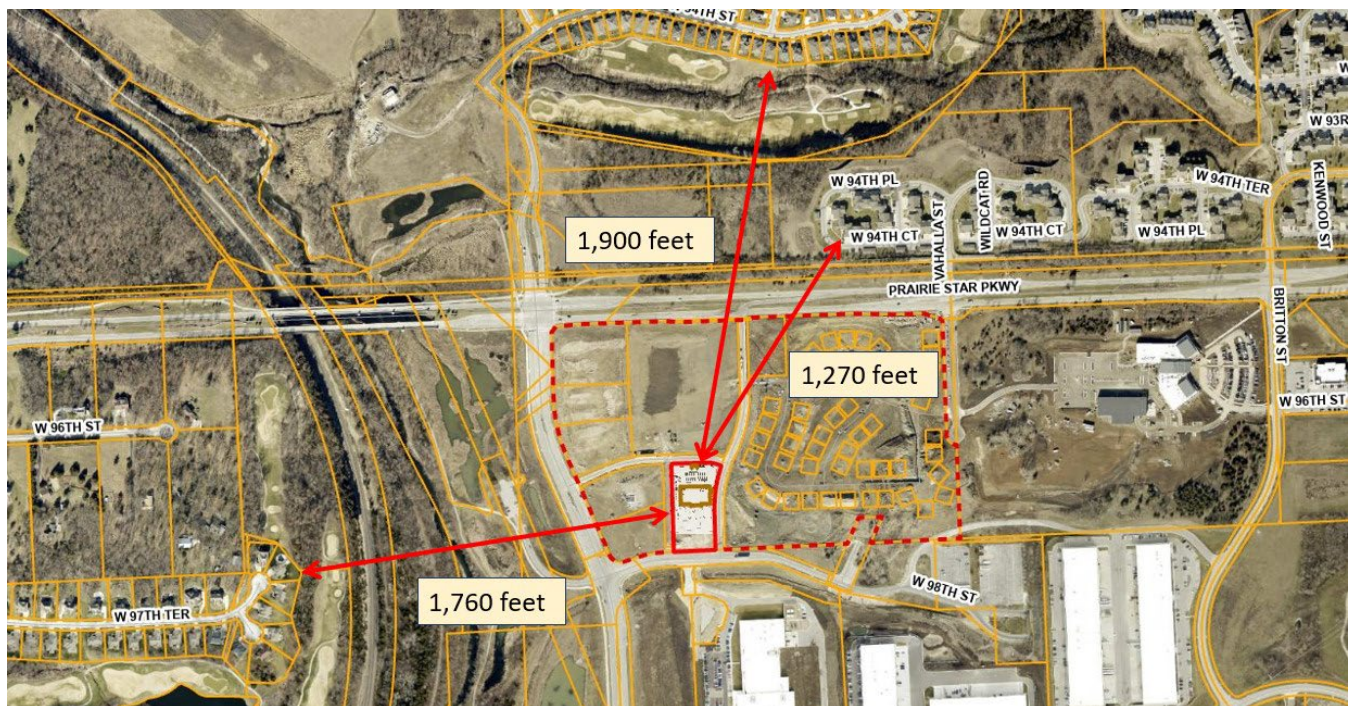
- 2. That the granting of the deviation will not adversely affect the rights of adjacent landowners or residents.**

The adjacent development is within the Vista Village PUD. The plan had anticipated an amphitheater amenity since 2021. The adjacent apartment developer has been aware of an amphitheater amenity on



the adjacent lot prior to approval of their apartment plans. The modification for the amphitheater amenity to become associated with a restaurant does not change the concept of the amenity. The noise associated with this stage, performance area, and outdoor seating has been an expected feature within Vista Village.

Other development, beyond the limits of Vista Village, is nonresidential development, predominantly business park type of development. The Lenexa Justice Center is to the east and is several hundred feet away. The closest single-family residential development is the Falcon Valley subdivision and is 1,760 feet to the west. The closest lot in the Cottonwood Canyon subdivision, north of Prairie Star Parkway is 1,900 feet. Prairie Creek Apartment development is to the north and east of Vista Village, also across Prairie Star Parkway. The closest apartment building (across Prairie Star Parkway) is 1,270 feet from KC Bier site.



**Exhibit 5: Distance of neighboring development from KC Bier site.**

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

The hardship to the landowner to not grant the deviation is the limitation of the opportunity to use the primary amenity of the Vista Village PUD to the full potential that was envisioned at the time the plan was considered and approved in 2021. The amphitheater (a community gathering space for performances and for event viewing) is to be a significant feature for the overall development to be experienced by both visitors and residents of the overall development.

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

A request to exceed the noise regulations will impact neighboring residents and adjacent development as the noise levels will be greater than what is allowed by the UDC. Such a request for a deviation to exceed the permitted volume level may be reasonable dependent on the contextual circumstances that are considered such as, the volumes of the excessive noise, the time of the day when the noise is



generated, and the duration of excessive noise level. Staff is supportive of the request for the deviation provided that the listed circumstances are accounted for. Staff is including a condition for the time of day and days of the week that the deviation to exceed code-required decibel levels is allowed.

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

The intent of the Code is to establish a reasonable standard by which residents and landowners may expect certain noise levels to be produced from a site and for that noise to not cause distress or undue aggravation. Staff concludes the noise expected to be generated from the KC Bier stage and outdoor biergarten has potential to be significantly greater than noise generated from most outdoor patio spaces of restaurants; however, based on the intent and purpose of this amenity in the approved plan, a reasonable increase in the dB level of noise during live performances and similar events during reasonable operational hours would not be in conflict with the overall purpose of the PUD plan.

The Vista Village development contains residential uses, therefore it is subject to the residential category for the allowed maximum noise level. The regulations state the maximum volume, or decibel (dB) level, within the Vista Village development are 70 dB during daytime hours (7:00 AM to 7:00 PM) and 55 dB during evening hours (7:00 PM to 7:00 AM). The applicant requests a deviation for up to 120 dB for various activities including musical performances and sports events. This dB level is a momentary maximum, not a sustained noise level. The more likely dB level would be closer to 85 dB at a distance approximately 200 to 300 feet from the source of the noise. The noise regulations state the maximum volume is to be measured at the property line, in this case the lot that KC Bier is located.

**TABLE 2: NOISE DEVIATIONS**

Deviation	Allowed	Proposed	Maximum Difference
<b>Noise (Section 4-1-C-4-E of the UDC)</b>	70dB (7:00 AM to 7:00 PM) 55dB (7:00 PM to 7:00 AM)	Up to 115 dB to 11:00 PM (with occasional allowance to be later for unique events such as a major sporting event)	<b>45dB</b>

The noise regulations state the maximum volume is to be measured at the property line, in this case the property boundary of the lot that KC Bier is located. The stage faces south into the biergarten space of the restaurant. The biergarten will include tables and chairs and will have perimeter landscaping for some noise attenuation. The landscaping will be newly planted when the building is constructed and will not be very effective as a sound barrier until the landscaping matures over time.

A Sound Propagation Study has been prepared by the applicant and measures the noise levels at various distances from the site in the current undeveloped condition to determine a “baseline” for noise levels in the area. Included with the study is a comparison of a similar development that has a live performance stage. The comparison site is the SERV development located at 9051 Metcalf Avenue in Overland Park, KS. This site includes indoor and outdoor pickleball courts, food service kiosks, a large video screen, and a performance stage. The study concluded that typical road noise around both the KC Bier and the SERV sites often exceed the maximum noise levels allowed by the UDC.

The comparison study performed at the SERV location was conducted during a live performance. Volume measurements were taken at three locations of varying distance from the stage. The study determined that



vehicular traffic produced the measurable noise levels, and those noise levels exceeded the decibel levels allowed per the Lenexa UDC noise regulations.

The applicant provided a narrative describing the nature of the activities anticipated to take place in the outdoor biergarten space of the KC Bier restaurant. The activities include musical performances and event broadcasts on a temporary screen, such as football, baseball, basketball, and soccer broadcasts. Musical performances are proposed to end at 11:00 PM on Thursday to Sunday. Broadcasts of sporting events may end later or be on other nights of week but will occur with less frequency.

The actual maximum volume level is not known for certain at this time because the development has yet to be constructed. The volume levels will be influenced by many different factors such as the physical features that will reduce or redirect any noise and ambient noise occurring around the site that may be louder than the original source. Factors such as buildings and landscaping located around the site will impact the extent that sound waves travel from the source. As the region develops with more buildings, the travel of sound waves will also change. This variation makes it difficult to establish an allowed range or parameters for a deviation to be restricted. Even so, Staff assumes ambient traffic noise will be much less as the night progresses and the impact of the noise will be greater. It is Staff's recommendation that the deviation be conditioned to the following operational hours where excessive noise must stop at the noted time and meet the criteria of [Section 4-1-C-4-E](#), Noise Regulations, of the UDC:

Sunday through Thursday: No later than 9:00 PM

Friday and Saturday: No later than 11:00 PM

## NEXT STEPS

- The Planning Commission is the final authority on this application.
- The applicant should inquire about additional City requirements and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

### ★ Staff recommends approval of the proposed Revised Final Plan for KC Bier.

- The revised final plan will allow for the approval of a deviation for KC Bier to exceed the noise regulations.
- The project is consistent with Lenexa's goals through **Strategic Community Investment** to create *Inviting Places*.

## FINAL PLAN

Staff recommends **APPROVAL** of the revised final plan for PL24-09FR – **KC Bier** at the southeast corner of Prairie Star Parkway and Ridgeview Road for a restaurant with the following condition:

1. The plan shall be revised to move the south wall of the building closer to the adjacent drive aisle to meet the proximity requirement within the adopted International Fire Code.
2. The hours by which noise levels can exceed the code-required maximum decibels at the property lines shall be limited to:
  - a. Sunday through Thursday: No later than 9:00 PM
  - b. Friday and Saturday: No later than 11:00 PM





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

## Revised Final Plan KC Bier







September 30, 2024

City of Lenexa Planning and Zoning  
c/o Stephanie Sullivan and Dave Dalecky

Via email: [ssullivan@lenexa.com](mailto:ssullivan@lenexa.com); [ddalecky@lenexa.com](mailto:ddalecky@lenexa.com)

To the Planning Department,

This letter is part of an application to accommodate the anticipated event related activity of the KC Bier Co. Brewery and Biergarten at Vista Village, in light of the code requirements for the City's noise ordinances. The information supplied in this letter and attachments are designed to address the nature and source of noise anticipated from the KC Bier Company site and to provide evidence meeting the requirements for a noise deviation at the site.

#### SUMMARY

As the centerpiece of the Vista Village development, the KC Bier Co. Amphitheater is designed to be a cultural hub, offering a wide range of performances, community events, entertainment, and special event opportunities. The greater Vista Village development, including the multi-family components, and the Luxe Residences, have been planned, in light of the interactivity created by this space. The particular parcel has the unique opportunity to function as an amenity to the residents and businesses within Vista Village and to serve as a one-of-a-kind venue for the greater community.

The amphitheater portion of the venue will feature a covered performance stage and live screen operation at the north end of the KC Bier Co. biergarten, adjacent to the brewery operation and bier hall. A copy of the plans for the property, including cut sheets for the stage enclosure are attached to this letter. Performances and activities on the stage will be directed into the biergarten and onto the backdrop of the two-story brewery facility. This enclosed courtyard concept is designed to create a unique atmosphere, limiting the outward projection of sound and activity from the site.

Speakers used in the stage area will be directed both downward and inward, away from the property boundaries. Sound generated from the stage area will primarily travel into the courtyard and biergarten. This area will include tables, chairs, landscaping, and other improvements which will have the practical impact of absorbing and further deflecting the sound, which will attenuate as it travels. The perimeter of the courtyard area will include some form of a boundary which will have a similar effect of shielding noise from the property boundary. The topography of the site, particularly on the north side of the property line, causes





the biergarten and stage to be situated below the street level. Noises that reflect back in this direction will be redirected by the topography and the building immediately north of the site.

The sounds created at the site will vary depending upon the performance or event. Performances will range from theater to live music, and special events will include independent movie nights, special private events, and televised sports events, among others. Live music will likely be the most significant noise generator at the site, at times generating up to 120 decibels.

The greater Vista Village development will likely have several common noise generators. The surrounding buildings and improvements will feature a range of commercial activities, including drive-through restaurants, standalone commercial shops, and multiple types of residential uses. The neighborhood is located next to the Mill Valley walking trail and will boast one of the more walkable areas within the community. The most likely generator of substantial background noise will come from the transportation network, which includes a number of larger thoroughfares, including Prairie Star Parkway, Ridgeview Road, and K-10 and the railroad noise from the active railway to the West. Large Freight truck including Eighteen Wheelers are common in the immediate vicinity, generated in part by Meritex Underground Business and Storage Park (entrance on 98<sup>th</sup> so they drive directly by the site to the south) and the nearby industrial buildings. KC Bier Co., during non-event times will generate the typical noise of a 14,000 square foot restaurant with indoor and outdoor areas.

#### NEIGHBORHOOD CONDITIONS

The surrounding neighborhood features a range of uses and unique topography. Immediately to the south are industrial uses. Beyond those industrial buildings, to the south of 99<sup>th</sup> Street, is undeveloped acreage which includes a large streamway corridor. To the west of the site is the trail and Mill Creek and past those large natural barriers, an active and high noise generating railroad. To the immediate north and east is the remainder of the Vista Village development, which has been developed in coordination with this use.

The multifamily uses to the north are the nearest neighbor, that that site is being developed in coordination with the KC Bier site, with the expectation that each will enjoy the benefit of the others proximity. The most significant noise generators from the KC Bier Company site have been designed to project away from the multi-family building, toward the south. The Luxe Residences to the East are uniquely buffered by the topography of that area, which is situated well above the topography around KC Bier Co. The nearest off-site residents, north of Prairie Star Parkway, will be buffered by a large multifamily complex immediately between KC Bier Co. and those residences and Prairie Star Pkwy with heavy traffic use. No residential areas beyond the Vista Village development are expected to be impacted by noise generated at the KC Bier Company venue.





#### SOUND GENERATED ON-SITE

Event specific noise generated from the sound stage will primarily occur Thursday to Sunday, during regular business hours and until **11:00 p.m.** On occasion, unique events like the World Cup, Olympics, March Madness, etc. may cause viewing times outside of this typical range. The duration of event-related noise will be intermittent and performance based. The Brewery and Biergarten will generate base level noises (non-event related) during normal operations that is consistent with restaurant related uses of similar size.

In accordance with directives from the City's Planning staff, our team engaged Axiom Service Professionals to conduct a noise study of the conditions at Vista Village, and a study of a comparable site, to demonstrate what noise levels can be expected, both at the property lines around the subject property, and at nearby locations. The study, included with this letter, found that event-based noise from the comparable site was discernable at the property line, but was not louder than sounds coming from the road. Vehicular noise, from trucks and car traffic, both at the property line, and at nearby sites, was the louder than any event-related noises. In fact, vehicular noise at sites nearby the Vista Village development were louder than the thresholds allowed by city ordinance. The study concludes that event-related noises may exceed the City's sound related thresholds but was not the loudest noises to be captured at the property line.

The development code allows the Planning Commission to grant deviations to the code when 1) there is ample evidence that such deviations will not adversely affect neighboring properties and surrounding areas; and 2) where such deviations do not constitute the granting of a privilege that would not be universally appropriate for other similarly designed and situated developments. In this case, as the cultural hub upon which the Vista Village development was designed, and as one of the first properties to be developed, the proposed use is not adverse to neighboring properties. To the contrary, this property is expected to function as an attraction for the development, appealing to a wide range of occupants, visitors and guests from both Lenexa and surrounding communities. Further, the Axiom Study shows that noises produced by the site will not adversely affect surrounding areas, as it is not likely to exceed road noise around the development. To the extent that Planned Use Developments call for this type of centerpiece to the development, it is universally appropriate to grant such a deviation. Accordingly, a deviation to the City's regulation should be granted to accommodate the proposed uses.

We look forward to the process of ensuring that that the Vista Village development has the appropriate approvals for the unique uses it intends for the community.

Best Regards,





Camille Christie

Enclosed:     Axiom Service Professionals – Sound Propagation Study  
                  KC Bier Co. Final Site Plan  
                  KC Bier Co. Site Renderings  
                  Stage Enclosure Cut Sheets





September 30, 2024

Mr. Patrick Watkins  
Watkins Law Office  
1031 Vermont Street, Suite 100  
Lawrence KS 66044

**Job: Sound Propagation Study – Vista Village Development**

**Locations: Proposed Site in Lenexa, Kansas and Comparable Site at SERV in Overland Park, Kansas**

Dear Mr. Watkins:

On August 30, 2024, Donna Grime of Axiom Service Professionals (ASP) conducted a Sound Propagation Study at the request of Watkins Law Office. This investigation was requested with the following intentions:

- 1) To assess existing noise and sound levels at the Proposed Site for KC Bier's biergarten and event venue located on an internal parcel within the Vista Village development near the southeast corner of Ridgeview Road and Prairie Star Parkway in Lenexa, Kansas, and
- 2) To assess current noise and sound levels at a Comparable Site, SERV, located at 9051 Metcalf Avenue in Overland Park, Kansas, where similar type activities can currently be monitored.

Additionally, ASP understands that this assessment is being conducted to assist the City of Lenexa planning staff with information related to noise and sound generated by current and proposed usage at the Proposed Site.

This Sound Propagation Study attempts to establish baseline noise and sounds levels at the Proposed Site, where current development activities include general construction activities, excavation at the Vista Village Development, and vehicular traffic around the property lines. The Sound Propagation Study also attempts to establish a typical noise and sound exposure at the Comparable Site, SERV, located in Overland Park, Kansas, where similar type activities are conducted which include an outdoor entertainment venue, patio, pickle ball courts, and a sound stage area. Additionally, this site has vehicular traffic around the property lines. The data collection date coincided with an event at the Comparable Site, to capture noise and sound levels related to use of the sounds stage. The collection of noise and sound data was collected at both site sites on August 30, 2024 included: the Proposed Site for KC Bier at Vista Village, and the Comparable Site, SERV, 9051 Metcalf Avenue, Overland Park, KS 66212. The details and results of the assessment and sampling events are outlined in the below sections.



## **Executive Summary**

Based on the findings of the sampling events completed at the two sites on August 30, 2024, ASP has identified that the existing sound generated at and around the Proposed Site, slightly exceed the Residential and Commercial sound ordinance thresholds established by the City of Lenexa. The sound that exceeds local ordinance, either at the property line or at locations further from the Proposed Site, are generated primarily by trucks or cars, along the existing roadways, or construction activities near the site.

The existing sound generated at and around the Comparable Site, similarly, also registered sound that exceed the Residential and Commercial sound ordinance threshold established by the City of Lenexa. Again, that sound was related to road noise from trucks and other vehicles, rather than sound generated from activities from within the property, like the sound stage.

The Occupational Safety and Health Administration (OSHA) regulation provides a separate but well-recognized set of rules for noise dosimetry data collection which are commonly applied to sound and noise studies of this type. Those standards, which rely upon time weighted analysis, were also applied to the data found on the Proposed Site and Comparable Site. Neither the Proposed Site or the Comparable Site had noise levels that exceeded OSHA Action Level (AL) of 85 decibels A weighted (dBA), as an average during the sampling period, based on a 5 dB exchange rate. Additionally, areas monitored in and around both the sites will also likely not experience a momentary maximum noise level exceeding the OSHA Slow Maximum Limits of 115 dBA.

## **Sampling Procedure and Collection**

Noise dosimetry data was collected during normal business hours, from approximately 11:00 am to 3:00 pm, on August 30, 2024 at the Proposed Site in Lenexa, Kansas. Noise dosimetry data was collected during typical business hours for the Comparable Site, from approximately 7:00 pm to 11:00 pm, on August 30, 2024, during an outdoor concert event, at SERV in Overland Park, Kansas. Three (3) area samples were selected for their proximity to noise and sound generating operations and along the perimeter of the property lines for each of the two (2) different sites. A sound level meter survey was conducted concurrently to dosimetry data collection for each of the two sites on the same date. Sound level meter survey locations were identified prior to mobilization to each of the sites and were selected based on proximity to commercial and residential usage from various distances from the sound generating point of the proposed and existing outdoor stage. The location of the dosimetry data and sound level meters is shown in Appendix B.

Personal noise dosimetry was collected with Casella CEL dBadge2 integrating noise dosimeters. The dosimeters with microphone was clipped to a stand approximately four (4) feet above the ground. The dosimeters were calibrated before and after sampling with a Casella - CEL Acoustic Type 2 Calibrator, Serial Number 1530939, calibrated on August 29, 2024. Dosimetry data was downloaded into and is reported with Casella Insight software. The dosimeters are programmed to Central Standard Time (CST). The sound level meter was completed utilizing a Casella CEL 240 Digital Sound Level Meter, Serial Number 0411765.



## Exposure Standards for Noise and Sound

Data collected with the Digital Sound Level Meter was applied to the sound ordinance thresholds established by the City of Lenexa, Kansas for commercial and residential properties.

The OSHA specifies a Permissible Exposure Limit (PEL) for noise exposures evaluated during this survey. The PEL is a mandated exposure limit that applies to worker protections as promulgated in Title 29, Code of Federal Regulations, Part 1910.95, but considering the common application of these regulations, the PEL is applied to provide some context in this investigation. OSHA also specifies an AL that is stricter and will be utilized as well as a guidance threshold limit. The noise limit thresholds being used for guidance purposes for this investigation will utilize the most conservative published noise exposure limit, which in this case would be the OSHA AL of 85 dBA with a 5 dB exchange rate.

Exposure Standards		
Stressor	Standard	Source
<b>Sound</b> [Commercial] (Residential)	[65 dBA, 7:00 am – 7:00 pm & 60 dBA, 7:00 pm – 7:00 am] (70 dBA, 7:00 am – 7:00 pm & 55 dBA, 7:00 pm – 7:00 am)	Title 4, Unified Development Code, Chapter 4-1 Zoning, Section 4-1-C-4
<b>Noise</b>	85 dBA, 8-hour TWA, 50% Dose	OSHA AL (Hearing Conservation Level) T=80, 5 dB Exchange Rate
<b>Noise</b>	90 dBA, 8-hour TWA, 100% Dose	OSHA PEL T=90, 5 dB Exchange Rate
PEL = Permissible Exposure Limit, TWA = Time Weighted Average, OSHA = Occupational Safety and Health Administration, Action Level = AL, dBA = Decibels, A- weighted, T = Threshold		

For calculating noise exposures, OSHA uses two different thresholds. All sound below the threshold is considered non-existent noise for the averaging and integrating functions. The original Occupational Noise Exposure Standard used a 90 dBA threshold and called for engineering controls to reduce the noise levels if the eight-hour time weighted average was greater than 90 dBA or a 100% dose (PEL). The Hearing Conservation Amendment uses an 80 dBA threshold and calls for a hearing conservation program to be put in place if the 8-hour time weighted average exceeds 85 dBA, 8-hr. TWA, 50% dose (AL). Thus, the OSHA PEL dosimeter readings reflect compliance with the OSHA PEL. Likewise, the OSHA AL dosimeter readings reflect compliance with the Hearing Conservation Amendment (AL).

OSHA also limits the amount of time workers can be exposed to certain noise levels based on the 5 dBA exchange rate. A worker is allowed to be exposed to 115 dBA, slow response for 15 minutes, but no unprotected exposure above 115 dBA is allowed. The LASmax level is the A weighted, slow maximum level experienced during the testing. Hearing protection above 85 dBA TWA for an 8-hour shift is recommended but is not required until 90 dBA per the OSHA standard. Area sampling was conducted for this investigation and occupational exposure has not been determined.



## Sampling Results

The following observations and related discussion were developed during the sampling events, subsequent document review, and discussions with various Watkins Law Office (Client) and West Star Development (Property Owner of the Proposed Site) personnel. Applicable data tables for each site included in this investigation are presented below. Dosimeter readout data are presented in Appendix A. Site sampling locations drawings are provided in Appendix B.

Table 1 presents the instantaneous reading data (sound) collected inside the site, along the property lines, and outside the property lines of the Proposed Site on August 30, 2024. Table 2 presents the dosimetry data collected on August 30, 2024, around and outside the property line of the Proposed Site.

### Proposed Site for KC Bier in Lenexa, KS – Vista Village Development

<b>Table 1</b> <b>Sound Level Meter Results</b> <b>Proposed Site, SE Corner of Ridgeview Road and Prairie Star Parkway, Lenexa, KS 66219</b> <b>August 30, 2024</b>				
<b>Sample Location</b>	<b>Time Collected</b>	<b>Concentration (dBA)</b>	<b>Notes</b>	<b>Inside Property Lines (Y/N)</b>
Area A	1123	69.3	Nearby Construction	N
Area A	1342	66.5	Nearby Construction	N
Area B	1135	67.8	Vehicular Traffic	Y
Area B	1337	66.6	Vehicular Traffic	Y
Area C	1109	66.1	Vehicular Traffic	N
Area C	1325	66.8	Vehicular Traffic	N
Area 1	1130	66.6	Nearby Construction	Y
Area 2	1140	--	Too low to be measured	N
Area 3	1149	83.2	Vehicular Traffic – Truck Brakes	N
Area 4	1117	64.6	High Elevation Plane Observed – Road Noise is not Discernable	N
Area 5	1217	64.3	Golf Carts Observed	N
Area 5	1220	67.6	Natural Barrier observed – Train Traveling Nearby	N

\*Red indicates violation of local ordinance.

Typical noise and sound producing activities included nearby construction that involved building framing installation, saws, nail guns, and truck backup alarms on the property to the north of the Proposed Site where an apartment building complex is being constructed, excavation activities on the Proposed Site, and truck and vehicular traffic in and around the perimeter of the Proposed Site where speed limits are posted as 40 miles per hour (mph) on Ridgeview Road and 45 mph on Prairie Star Parkway. Secondary noise included overhead airplanes, truck and vehicular brakes, and truck and vehicular traffic on pavement surfaces around the perimeter of the Proposed Site and adjacent properties. Industrial, commercial, and residential uses were located outside the property lines. No other noise and sound sources were identified. ASP believes that typical noise and sound generating activities were completed on this date of sampling and no special events occurred in and around the Proposed Site.



Instantaneous readings collected during the sound level meter survey identified that all but two (2) sampling locations, Area 2 and Area 4, were above the City of Lenexa sound ordinance threshold of 65 dBA for commercial properties for a period of time during this sampling event. That conditional instance included the following:

- Truck and vehicular traffic in and around the Proposed Site.
- Truck braking around the Proposed Site.
- Construction activities that include the use of saws, nail guns, equipment backup alarms, and necessary tools for framing installation to the north of the Proposed Site.

Instantaneous readings collected during the sound level meter survey identified one (1) of the sampling locations, Area 3, in excess of the City of Lenexa sound ordinance threshold of 70 dBA for residential properties for a period of time during this sampling event. That conditional instance included the following:

- Truck braking to the north of the Proposed Site.

Instantaneous noise levels along the property line of the Proposed Site are likely to exceed the City of Lenexa, sound ordinance threshold established in Title 4, Unified Development Code, Chapter 4-1 Zoning, Section 4-1-C-4. The existing noise levels related to truck and vehicular traffic in and around the Site already exceed these regulations.

Instantaneous readings collected during the sound level meter survey identified all of the sampling locations to be below the OSHA AL and PEL established thresholds.

<b>Table 2</b> <b>Noise Dosimetry Results</b> <b>Proposed Site, SE Corner of Ridgeview Road and Prairie Star Parkway, Lenexa, KS 66219</b> <b>August 30, 2024</b>					
<b>Dosimeter I.D. # - Date</b>	<b>Description</b>	<b>Duration</b>	<b>OSHA AL Average</b>	<b>OSHA PEL Average</b>	<b>LASmax (dBA)</b>
2032417 8/30/24	Area A 200' NE of Proposed Stage	4h 00m	33.8	**	88.1
2032162 8/30/24	Area B 145' SW of Proposed Stage	3h 59m	30.6	**	85.7
4522710 8/30/24	Area C 328' NW of Proposed Stage	4h 01m	44.9	42.4	102.0
OSHA AL/PEL			85	90	--
OSHA Slow Maximum Limit			--	--	115
City of Lenexa, Kansas Sound Ordinance (Commercial)			65	65	65
<b>Notes</b> TWA = Time Weighted Average; dBA = Decibels measured on the A-weighted frequency scale OSHA AL = 85 dBA 8hr TWA with a 5 db exchange rate LASmax = Maximum sound level detected, A-weighting, Slow response. OSHA does not allow unprotected exposure above 115 dBA ** = Too low to register an average reading					



Dosimetry data indicated that none of the area sampling locations either inside the Proposed Site property lines or outside the property lines of the Proposed Site had noise levels exceeded the OSHA AL of 85 dBA as an average for the sampling period, based on a 5 dB exchange rate, or the City of Lenexa, Kansas sound ordinance of 65 dBA for a commercial property. Additionally, none of the monitored areas experienced a momentary maximum noise level exceeding the OSHA established level of 115 dBA. All of the monitored areas experienced a momentary maximum noise level exceeded the City of Lenexa sound ordinance threshold of 65 dBA.

Potential average noise exposures for areas along the property line of the Proposed Site are not expected to exceed the OSHA AL or PEL. The momentary maximum noise level for typical noise generating activities to include truck, vehicle, and train traffic is not expected to exceed 115 dBA at various time of the day.

Table 3 presents the instantaneous reading data (sound) collected inside the site, along the property lines, and outside the property lines of the Comparable Site on August 30, 2024. Table 4 presents the dosimetry data collected on August 30, 2024, around and outside the property line of the Comparable Site.

#### Comparable Site in Overland Park, KS – SERV, 9051 Metcalf Avenue

<b>Table 3</b> <b>Sound Level Meter Results</b> <b>Comparable Site, SERV, 9051 Metcalf Avenue, Overland Park, KS 66212</b> <b>August 30, 2024</b>				
<b>Sample Location</b>	<b>Time Collected</b>	<b>Concentration (dBA)</b>	<b>Notes</b>	<b>Inside Property Lines (Y/N)</b>
Area A	1914	68.6	Vehicular Traffic	Y
Area A	2044	66.1	Vehicular Traffic & Concert	Y
Area B	1908	63.4	Vehicular Traffic	Y
Area B	2040	71.8	Loud Truck Traffic at the Time of Measurement	Y
Area C	1901	63.7	Vehicular Traffic	Y
Area C	2023	67.9	Vehicular Traffic & Concert	Y
Area 1	1851	66.0	Vehicular Traffic	N
Area 1	2053	66.0	Vehicular Traffic	N
Area 2	1920	59.1	Vehicular Traffic	N
Area 2	2048	69.0	Bus Air Brakes Noted	N
Area 3	1924	61.2	Vehicular Traffic	N
Area 3	2037	61.5	Vehicular Traffic	N
Area 4	1930	71.3	Vehicular Traffic	N
Area 4	2028	62.3	Vehicular Traffic	N
Area 5	1936	67.3	Vehicular Traffic	N
Area 5	2030	--	Too low to be measured	N
*Red indicates violation of local ordinance.				

Typical noise and sound producing activities included an outdoor concert event at an entertainment area and beer garden and nearby truck and vehicular traffic in and around the perimeter of the Comparable Site where speed limits are set at 45 mph on Metcalf Avenue and 30-35 mph on W 91<sup>st</sup> Street. Secondary noise included truck, bus, and vehicular brakes and truck, bus, and vehicular traffic on pavement surfaces around the perimeter



of the Comparable Site and adjacent properties. Residential and commercial properties were located outside the property lines. No other noise sources were identified. ASP selected this date for sound generating activities related to the special event that occurred at the time of monitoring at the Comparable Site. The noise and sound generated by the outdoor concert commenced at 8:00 pm and ended at 11:00 pm on the date of this assessment.

Instantaneous readings collected during the sound level meter survey identified that all but two (2) sampling locations, Area 2 (prior to the outdoor concert) and Area 5 (with the concert ongoing), were above the City of Lenexa sound ordinance threshold of 60 dBA for commercial properties for a period of time during this sampling event. That conditional instance included the following:

- Truck, bus, and vehicular traffic in and around the Comparable Site.
- Truck and bus braking around the Comparable Site.

Instantaneous readings collected during the sound level meter survey identified that all but one (1) sampling locations, Area 5 (with the concert ongoing), were in excess of the City of Lenexa sound ordinance threshold of 55 dBA for residential properties for a period of time during this sampling event. That conditional instance included the following:

- Truck, bus, and vehicular traffic in and around the Comparable Site.
- Truck and bus braking around the Comparable Site.

Instantaneous noise levels along the property line of the Comparable Site exceed the City of Lenexa sound ordinance threshold established in Title 4, Unified Development Code, Chapter 4-1 Zoning, Section 4-1-C-4. It should be noted that it is truck and vehicular traffic that created the sounds exceeding the City's regulatory standards in and around the Comparable Site, and not specifically the noises generated by event related activities at the Comparable Site.

Instantaneous readings collected during the sound level meter survey identified all of the sampling locations to be below the OSHA AL and PEL established thresholds.

<b>Table 4</b> <b>Noise Dosimetry Results</b> <b>Comparable Site, SERV, 9051 Metcalf Avenue, Overland Park, KS 66212</b> <b>August 30, 2024</b>					
<b>Dosimeter I.D. # - Date</b>	<b>Description</b>	<b>Duration</b>	<b>OSHA AL Average</b>	<b>OSHA PEL Average</b>	<b>LASmax (dBA)</b>
2032417 8/30/24	Area A 530' W of Stage	4h 15m	38.6	**	87.6
2032162 8/30/24	Area B 610' SW of Stage	4h 17m	38.2	25.5	92.2
4522710 8/30/24	Area C 300' S of Stage	4h 20m	23.9	**	85.9
OSHA AL/PEL			85	90	--
OSHA Slow Maximum Limit			--	--	115
City of Lenexa, Kansas Sound Ordinance (Commercial)			60	60	60
<b>Notes</b> TWA = Time Weighted Average; dBA = Decibels measured on the A-weighted frequency scale OSHA AL = 85 dBA 8hr TWA with a 5 db exchange rate					



LASmax = Maximum sound level detected, A-weighting, Slow response. OSHA does not allow unprotected exposure above 115 dBA

\*\* = Too low to register an average reading

Dosimetry data indicated that none of the area sampling locations either inside the Proposed Site property lines or outside the property lines of the Proposed Site had noise levels exceeded the OSHA AL of 85 dBA as an average for the sampling period, based on a 5 dB exchange rate. Additionally, none of the monitored areas experienced a momentary maximum noise level exceeding the OSHA established level of 115 dBA. Potential average noise exposures for areas along the property line of the Proposed Site are not expected to exceed the OSHA AL or PEL, but may be expected to exceed the City of Lenexa, Kansas sound ordinance threshold established in Title 4, Unified Development Code, Chapter 4-1 Zoning, Section 4-1-C-4. The momentary maximum noise level for typical noise generating activities to include truck, bus, and vehicle traffic and typical braking activities is not expected to exceed 115 dBA at various time of the day.

## Discussions

The two sites included in this investigation differ in activity and layout. ASP believes that based on the current and planned uses at each site, certain correlations can be made based on visual inspection of the sites and data collected at both sites. Though there are some differences in site layout and site conditions, it is anticipated that similar noise thresholds may be encountered.

The nearest residences to the Proposed Site are located roughly at the sampling location Area 4 (376' away from the proposed stage) and Area 5 (574' away from the proposed stage) of the Lenexa, Kansas site. Similarities in distance and use can be seen with the sampling locations Areas A and C at the Overland Park, Kansas Site. The dosimetry data at these locations indicated noise levels of 38.6 dBA and 23.9 dBA as an average over the sampling period of approximately four (4) hours, when compared to the OSHA AL threshold of 85 dBA, respectively. These comparable measurements are well below the thresholds established by the OSHA AL and PEL and the City of Lenexa sound ordinance of 65 dBA during daytime hours and 60 dBA during nighttime hours for a commercial property.

Typical vehicular traffic is the primary noise source within the areas assessed in this investigation. All area sampling locations for both of the sites have vehicular traffic in and around the property lines, but this is considered typical for the similar type roadways present at both sites. The sampling location Areas B and 2 of the Comparable Site indicates noise levels related to the busy four-lane road and six-lane road interchange located at Metcalf Avenue and W 91<sup>st</sup> Street. Similar noise concentration registered at these sampling locations can likely be anticipated at the intersection of Ridgeview Road and Prairie Star Parkway (both 4-lane roads) and are comparable to the sampling location Areas C and 3 of the Proposed Site.

## Conclusions and Recommendations

Based on the findings, ASP presents the following recommendations associated with the Sound Propagation Study completed in and around the Proposed Site in Lenexa, Kansas in order to assist with planning.

- Concert and event related noise and sound generated from the outdoor sound stage and entertainment area at the Comparable Site was discernable around the property lines, but not the loudest noise and sound registered at those locations.
- Sampling locations Areas A, B, and C at the property line of the Comparable Property exceed the City of Lenexa sound ordinance of 65 dBA during daytime hours and 60 dBA during nighttime hours for a commercial property, but ASP believes that the noise and sound source is most likely related to typical



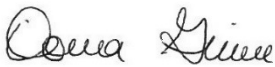
vehicular traffic related noise and sound based on the observations and data points collected as part of this study.

- The Proposed Site in Lenexa, Kansas shares similar attributes to the Comparable Site, and under similar conditions for noise and sound generation, the same conclusions related to noise and sound that will register at the property lines can be expected from the KC Bier site.
- None of the area sampling locations either inside the site or along the property lines of either the Proposed Site located in Lenexa, Kansas or the Comparable Site located in Overland Park, Kansas had noise levels that exceeded the OSHA AL of 85 dBA, as an average during the sampling period, based on a 5 dB exchange rate
- Areas monitored in and around both the sites will likely not experience a momentary maximum noise level exceeding the OSHA Slow Maximum Limit of 115 dBA.

No additional recommendations are being provided in regard to noise and sound at the two sites included in this investigation.

We appreciate this opportunity and look forward to working with you again in the near future. Should you have any questions or concerns, please contact us at 816-681-0904 at your convenience.

Sincerely,



Donna Grime  
Senior Project Manager  
Axiom Service Professionals  
[dgrime@axiomservicepros.com](mailto:dgrime@axiomservicepros.com)

This report has been prepared to assist Watkins Law Office and West Star Development in evaluating the occupational health concerns at the Proposed Site, Vista Village, located at Ridgeview Road and Prairie Star Parkway, Lenexa, KS 66219 and the Comparable Site, SERV, located at 9051 Metcalf Avenue, Overland Park, KS 66212. ASP provided these services consistent with the level and skill ordinarily exercised by members of the profession currently practicing under similar conditions. This statement is in lieu of other statements either expressed or implied. The scope of services performed in execution of this survey may not be appropriate to satisfy the needs of other users, and use or re-use of this document, the findings, conclusions, or recommendations is at the risk of said user. Additionally, the passage of time may result in a change in the environmental characteristics at these sites. This report does not warrant against future operations or conditions that could affect the recommendations made. The results, findings, conclusions, and recommendations expressed in this report are based only on conditions that were observed during ASP' inspection of the sites listed here.



## **Appendix A**

### **Dosimetry Data Reports**





Summary

Result Information	Modified
Run No.	
Serial Number	2032417
Run Start Date & Time	8/30/2024 10:38:56 AM
Measurement Duration	04:00:28
Run End Date & Time	8/30/2024 2:39:27 PM
Battery	
Overload	
Overload (Duration)	
Under Range (Duration)	
Over 140 dB (Duration)	
Site	Proposed Site
Location	Area A
Person	
Process	
Audio Note	
Cal (before) Date	
Cal (before) SPL	
Cal (after) Date	
Cal (after) SPL	
Cal Change	
Profile Interval	

Dosimeter Information	Modified		
Dosimeter	D1 OSHA PEL (T90,C90,Q5)	D2 OSHA HC (T80,C90,Q5)	D3 ACGIH (T80,C85,Q3)
LAeq	64.6 dB	---,-	---,-
LCeq	72.5 dB	---,-	---,-
LALeq			
LApeak (Time)			
LCpeak (Time)	113.7 dB (8/30/2024 2:38:14 PM)	---,-	---,-
LZpeak (Time)	116.6 dB (8/30/2024 2:38:14 PM)	---,-	---,-
LAFmax (Time)	92.9 dB (8/30/2024 1:02:13 PM)	---,-	---,-



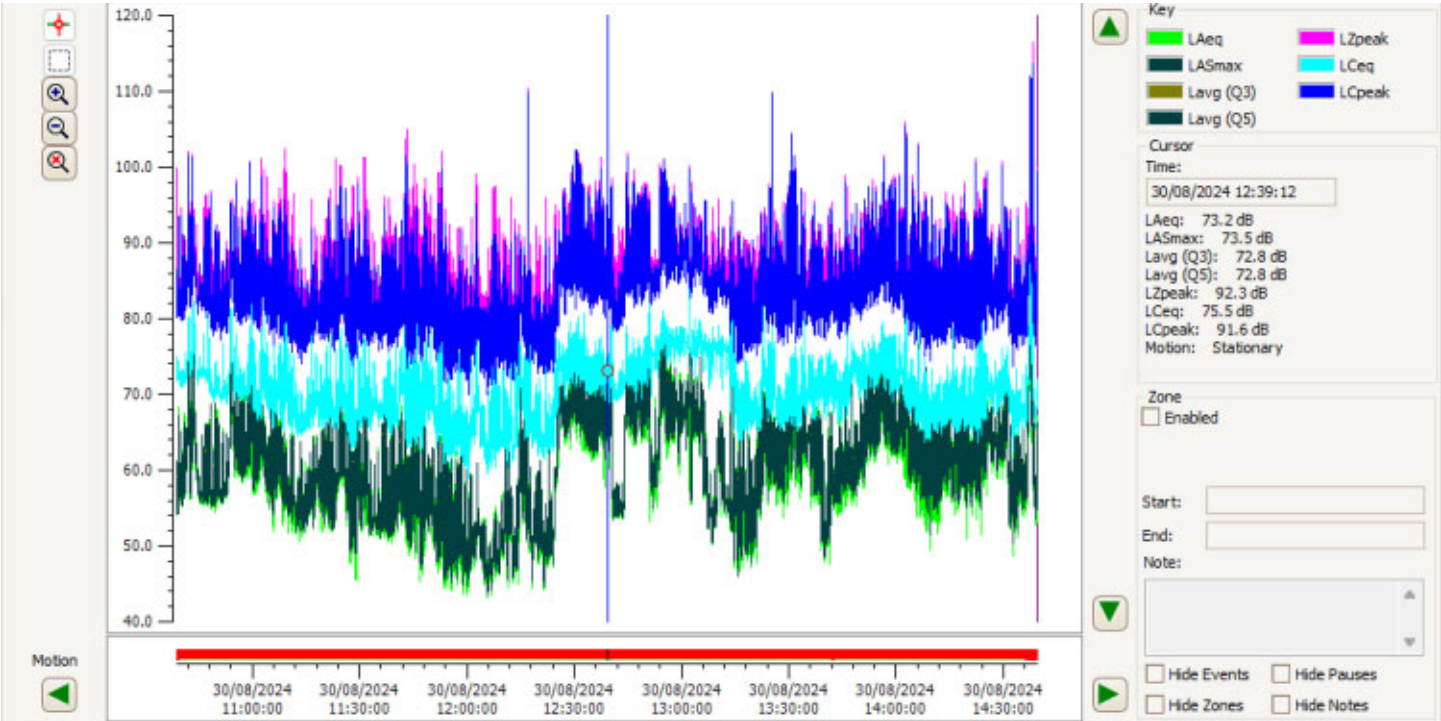
## Summary

LASmax (Time)	88.1 dB (8/30/2024 1:02:14 PM)	---	---
LCeq - LAeq	7.8 dB	---	---
Motion Index	0.9%	---	---
LAVG	---	33.8 dB	53.6 dB
TWA 8Hrs	---	28.8 dB	50.6 dB
Projected TWA 8Hrs	---	33.8 dB	53.6 dB
Dose %	0.0%	0.0%	0.0%
Projected Dose %	0.0%	0.0%	0.1%
LAS Exceedance Duration	00:00:00	00:00:00	00:00:00
LEX 8Hrs	61.6 dB	---	---
Projected LEX 8Hrs	64.6 dB	---	---
Lepd	61.6 dB	---	---
Projected Lepd	64.6 dB	---	---
Pa2Hrs	0.00	---	---
Pa2Sec	16.7	---	---
ISO Dose %	1.5%	---	---
Projected ISO Dose %	2.9%	---	---
ISO Exposure Points	1	---	---
Projected ISO Exposure Points	3	---	---
LAE	106.2 dB	---	---

Note(s)	Start Date & Time	End Date & Time	Note
Modifications	Start Date & Time	End Date & Time	Action
Pause1	8/30/2024 2:39:24 PM	8/30/2024 2:39:27 PM	Paused



Profile Graph





Summary

Result Information	Modified
Run No.	
Serial Number	2032162
Run Start Date & Time	8/30/2024 11:00:51 AM
Measurement Duration	03:59:27
Run End Date & Time	8/30/2024 3:00:20 PM
Battery	
Overload	
Overload (Duration)	
Under Range (Duration)	
Over 140 dB (Duration)	
Site	Proposed Site
Location	Area B
Person	
Process	
Audio Note	
Cal (before) Date	
Cal (before) SPL	
Cal (after) Date	
Cal (after) SPL	
Cal Change	
Profile Interval	

Dosimeter Information	Modified		
Dosimeter	D1 OSHA PEL (T90,C90,Q5)	D2 OSHA HC (T80,C90,Q5)	D3 ACGIH (T80,C85,Q3)
LAeq	63.0 dB	---,-	---,-
LCeq	73.6 dB	---,-	---,-
LAAeq			
LAPeak (Time)			
LCpeak (Time)	106.9 dB (8/30/2024 1:37:32 PM)	---,-	---,-
LZpeak (Time)	110.5 dB (8/30/2024 11:00:51 AM)	---,-	---,-
LAFmax (Time)	89.6 dB (8/30/2024 1:30:21 PM)	---,-	---,-



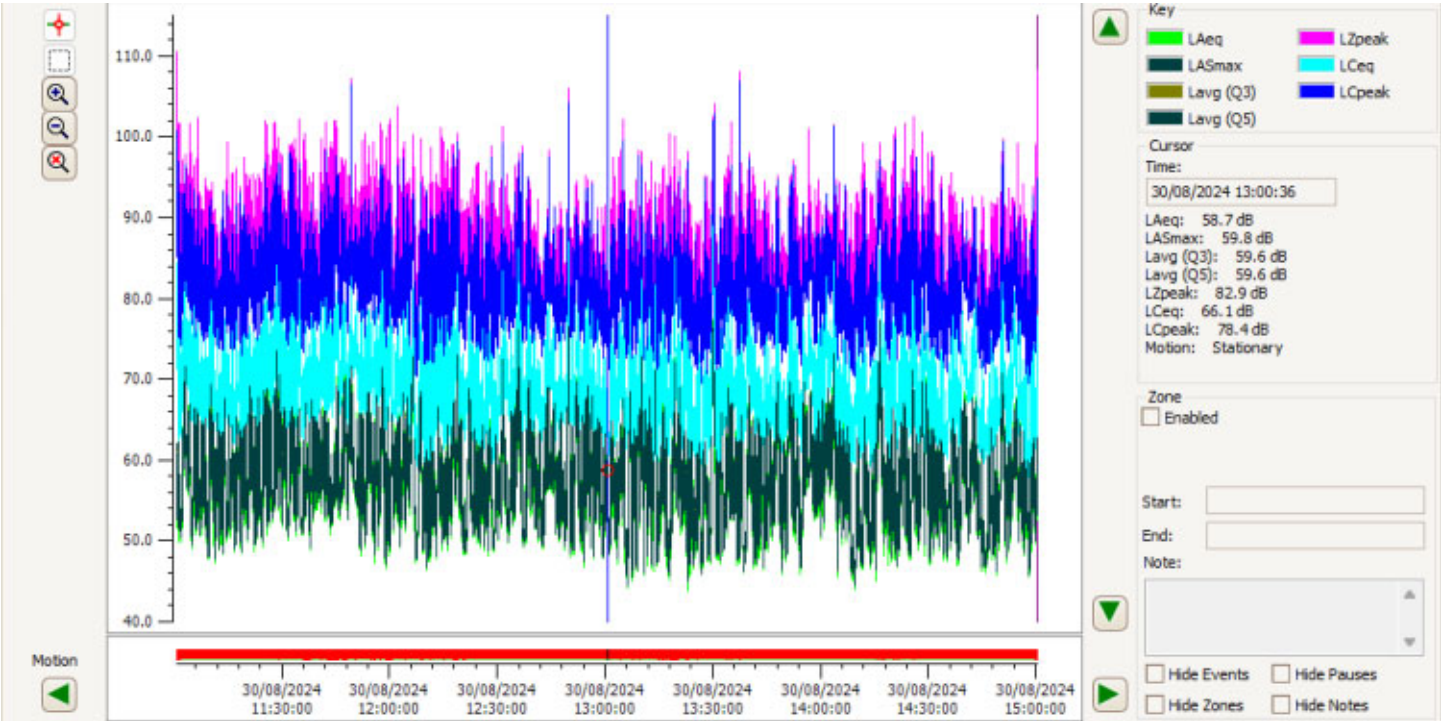
**Summary**

LASmax (Time)	85.7 dB (8/30/2024 1:30:21 PM)	---	---
LCeq - LAeq	10.5 dB	---	---
Motion Index	4.0%	---	---
LAVG	---	30.6 dB	51.1 dB
TWA 8Hrs	---	25.6 dB	48.1 dB
Projected TWA 8Hrs	---	30.6 dB	51.1 dB
Dose %	0.0%	0.0%	0.0%
Projected Dose %	0.0%	0.0%	0.0%
LAS Exceedance Duration	00:00:00	00:00:00	00:00:00
LEX 8Hrs	60.0 dB	---	---
Projected LEX 8Hrs	63.0 dB	---	---
Lepd	60.0 dB	---	---
Projected Lepd	63.0 dB	---	---
Pa2Hrs	0.00	---	---
Pa2Sec	11.6	---	---
ISO Dose %	1.0%	---	---
Projected ISO Dose %	2.0%	---	---
ISO Exposure Points	1	---	---
Projected ISO Exposure Points	2	---	---
LAE	104.6 dB	---	---

Note(s)	Start Date & Time	End Date & Time	Note
Modifications	Start Date & Time	End Date & Time	Action
Pause1	8/30/2024 3:00:18 PM	8/30/2024 3:00:20 PM	Paused



Profile Graph





Summary

Result Information	Modified
Run No.	
Serial Number	4522710
Run Start Date & Time	8/30/2024 11:06:38 AM
Measurement Duration	04:00:58
Run End Date & Time	8/30/2024 3:07:38 PM
Battery	
Overload	
Overload (Duration)	
Under Range (Duration)	
Over 140 dB (Duration)	
Site	Proposed Site
Location	Area C
Person	
Process	
Audio Note	
Cal (before) Date	
Cal (before) SPL	
Cal (after) Date	
Cal (after) SPL	
Cal Change	
Profile Interval	

Dosimeter Information	Modified		
Dosimeter	D1 OSHA PEL (T90,C90,Q5)	D2 OSHA HC (T80,C90,Q5)	D3 ACGIH (T80,C85,Q3)
LAeq	67.7 dB	---,-	---,-
LCeq	73.8 dB	---,-	---,-
LAleq			
LApeak (Time)			
LCpeak (Time)	110.2 dB (8/30/2024 1:45:58 PM)	---,-	---,-
LZpeak (Time)	110.3 dB (8/30/2024 1:45:58 PM)	---,-	---,-
LAFmax (Time)	106.1 dB (8/30/2024 1:45:58 PM)	---,-	---,-



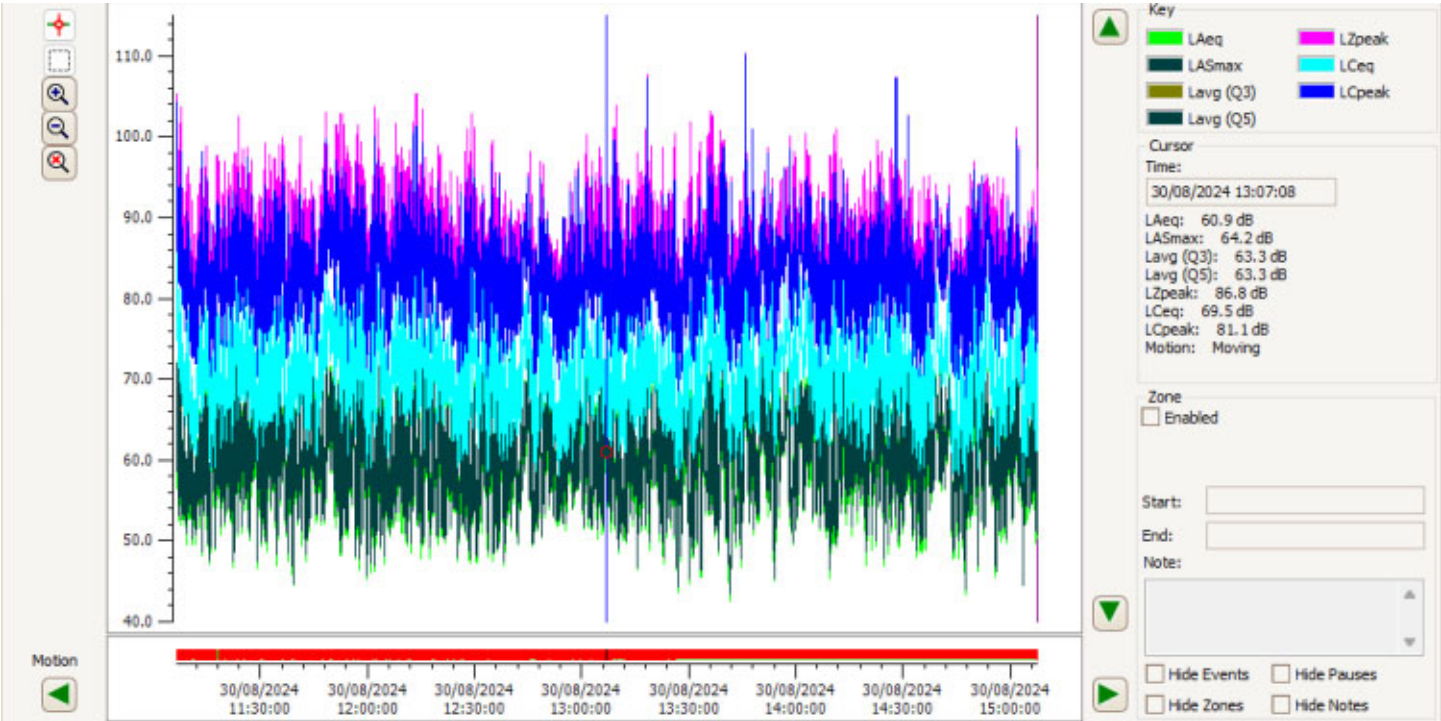
## Summary

LASmax (Time)	102.0 dB (8/30/2024 1:45:58 PM)	---	---
LCeq - LAeq	6.2 dB	---	---
Motion Index	21.7%	---	---
LAVG	42.4 dB	44.9 dB	65.5 dB
TWA 8Hrs	37.4 dB	39.9 dB	62.5 dB
Projected TWA 8Hrs	42.4 dB	44.9 dB	65.5 dB
Dose %	0.1%	0.1%	0.6%
Projected Dose %	0.1%	0.2%	1.1%
LAS Exceedance Duration	00:00:00	00:00:00	00:00:00
LEX 8Hrs	64.7 dB	---	---
Projected LEX 8Hrs	67.7 dB	---	---
Lepd	64.7 dB	---	---
Projected Lepd	67.7 dB	---	---
Pa2Hrs	0.00	---	---
Pa2Sec	34.0	---	---
ISO Dose %	2.9%	---	---
Projected ISO Dose %	5.9%	---	---
ISO Exposure Points	3	---	---
Projected ISO Exposure Points	6	---	---
LAE	109.3 dB	---	---

Note(s)	Start Date & Time	End Date & Time	Note
Modifications	Start Date & Time	End Date & Time	Action
Pause1	8/30/2024 3:07:36 PM	8/30/2024 3:07:38 PM	Paused



Profile Graph







Summary

Result Information	Modified
Run No.	
Serial Number	2032417
Run Start Date & Time	8/30/2024 7:13:24 PM
Measurement Duration	04:15:06
Run End Date & Time	8/30/2024 11:28:32 PM
Battery	
Overload	
Overload (Duration)	
Under Range (Duration)	
Over 140 dB (Duration)	
Site	Comparable Site
Location	Area A
Person	
Process	
Audio Note	
Cal (before) Date	
Cal (before) SPL	
Cal (after) Date	
Cal (after) SPL	
Cal Change	
Profile Interval	

Dosimeter Information	Modified		
Dosimeter	D1 OSHA PEL (T90,C90,Q5)	D2 OSHA HC (T80,C90,Q5)	D3 ACGIH (T80,C85,Q3)
LAeq	63.8 dB	---.-	---.-
LCeq	70.8 dB	---.-	---.-
LALeq			
LApeak (Time)			
LCpeak (Time)	107.9 dB (8/30/2024 11:05:30 PM)	---.-	---.-
LZpeak (Time)	108.0 dB (8/30/2024 11:05:30 PM)	---.-	---.-
LAFmax (Time)	90.5 dB (8/30/2024 9:20:45 PM)	---.-	---.-



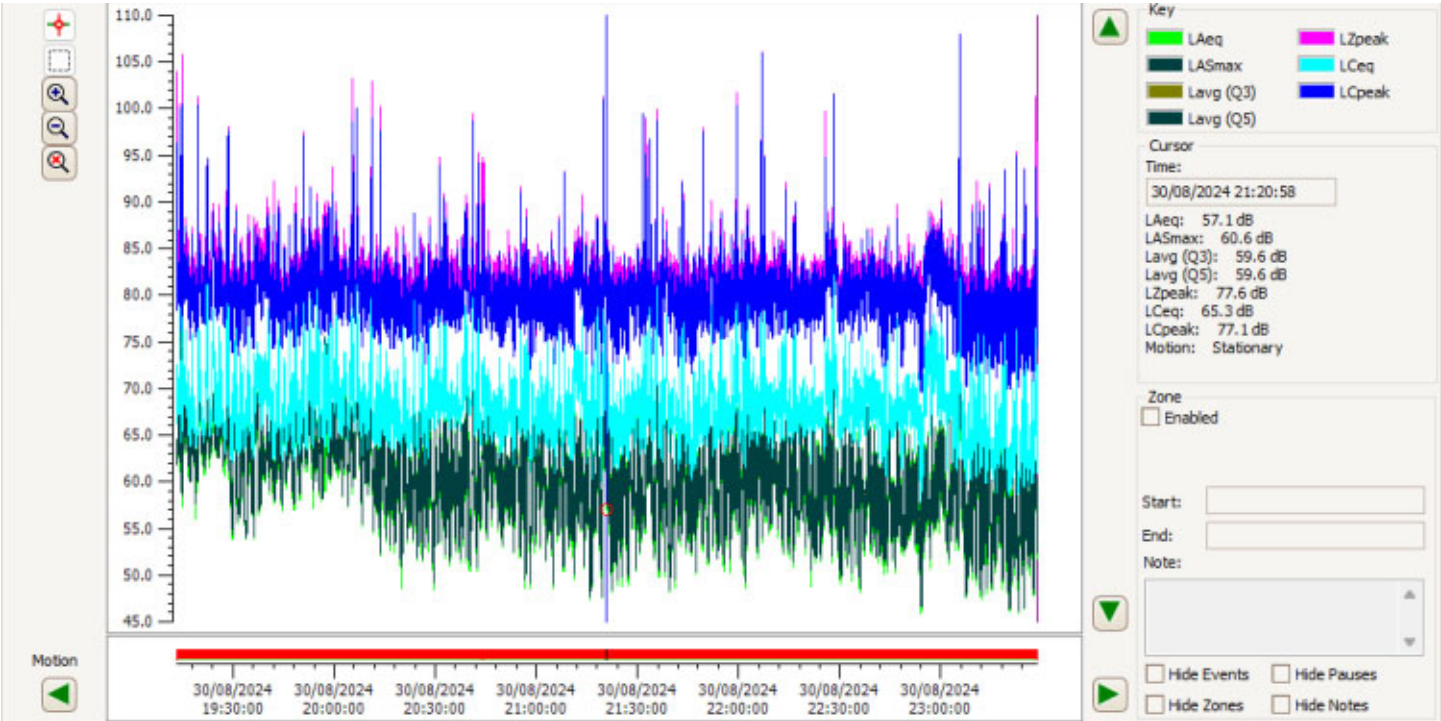
## Summary

LASmax (Time)	87.6 dB (8/30/2024 9:20:46 PM)	---	---
LCeq - LAeq	7.0 dB	---	---
Motion Index	0.1%	---	---
LAVG	---	38.6 dB	56.8 dB
TWA 8Hrs	---	34.1 dB	54.0 dB
Projected TWA 8Hrs	---	38.6 dB	56.8 dB
Dose %	0.0%	0.0%	0.1%
Projected Dose %	0.0%	0.1%	0.2%
LAS Exceedance Duration	00:00:00	00:00:00	00:00:00
LEX 8Hrs	61.1 dB	---	---
Projected LEX 8Hrs	63.8 dB	---	---
Lepd	61.1 dB	---	---
Projected Lepd	63.8 dB	---	---
Pa2Hrs	0.00	---	---
Pa2Sec	14.8	---	---
ISO Dose %	1.3%	---	---
Projected ISO Dose %	2.4%	---	---
ISO Exposure Points	1	---	---
Projected ISO Exposure Points	2	---	---
LAE	105.7 dB	---	---

Note(s)	Start Date & Time	End Date & Time	Note
Modifications	Start Date & Time	End Date & Time	Action
Pause1	8/30/2024 11:28:30 PM	8/30/2024 11:28:32 PM	Paused



Profile Graph





Summary

Result Information	Modified
Run No.	
Serial Number	2032162
Run Start Date & Time	8/30/2024 7:06:51 PM
Measurement Duration	04:17:26
Run End Date & Time	8/30/2024 11:24:19 PM
Battery	
Overload	
Overload (Duration)	
Under Range (Duration)	
Over 140 dB (Duration)	
Site	Comparable Site
Location	Area B
Person	
Process	
Audio Note	
Cal (before) Date	
Cal (before) SPL	
Cal (after) Date	
Cal (after) SPL	
Cal Change	
Profile Interval	

Dosimeter Information	Modified		
Dosimeter	D1 OSHA PEL (T90,C90,Q5)	D2 OSHA HC (T80,C90,Q5)	D3 ACGIH (T80,C85,Q3)
LAeq	62.3 dB	---,-	---,-
LCeq	74.5 dB	---,-	---,-
LAAeq			
LApeak (Time)			
LCpeak (Time)	111.1 dB (8/30/2024 11:05:25 PM)	---,-	---,-
LZpeak (Time)	111.2 dB (8/30/2024 11:05:25 PM)	---,-	---,-
LAFmax (Time)	95.3 dB (8/30/2024 11:05:25 PM)	---,-	---,-



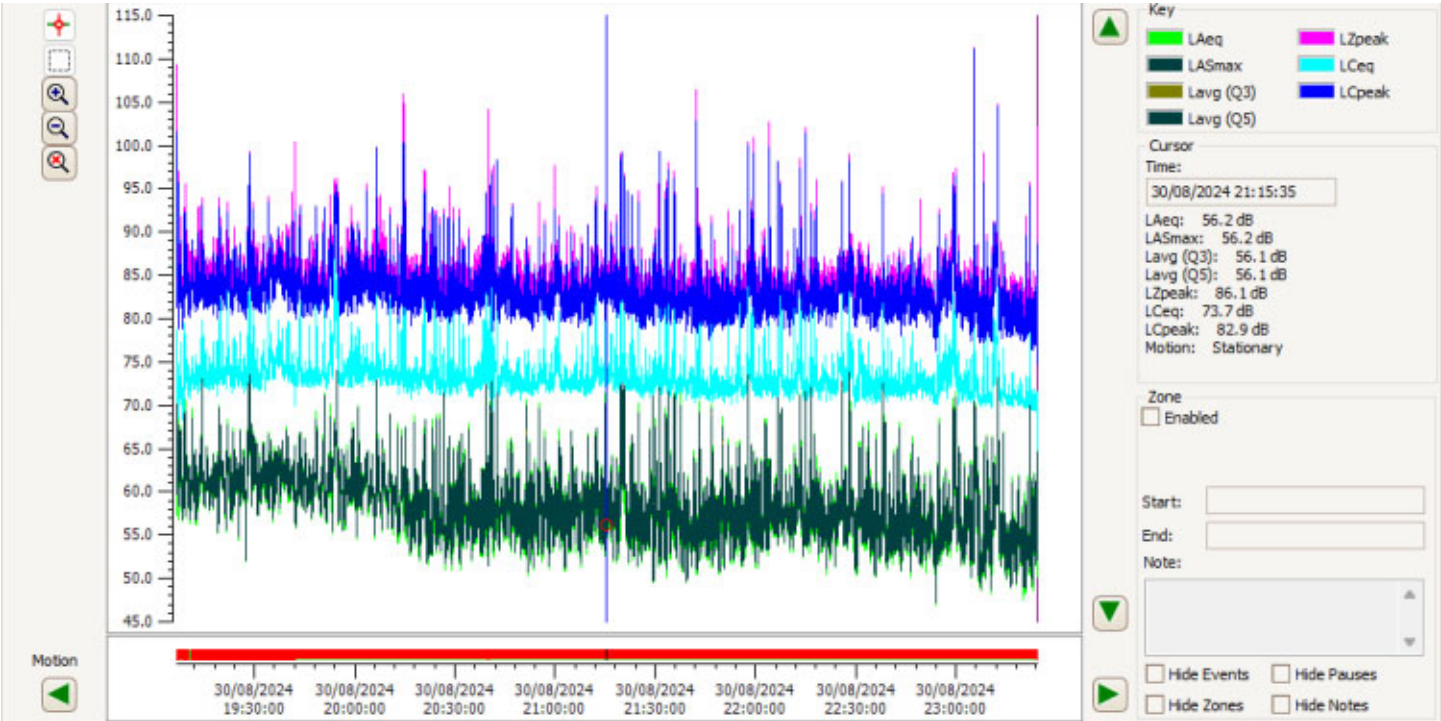
## Summary

LASmax (Time)	92.2 dB (8/30/2024 11:05:25 PM)	---	---
LCeq - LAeq	12.2 dB	---	---
Motion Index	6.9%	---	---
LAVG	25.5 dB	38.2 dB	57.4 dB
TWA 8Hrs	21.1 dB	33.7 dB	54.7 dB
Projected TWA 8Hrs	25.5 dB	38.2 dB	57.4 dB
Dose %	0.0%	0.0%	0.1%
Projected Dose %	0.0%	0.1%	0.2%
LAS Exceedance Duration	00:00:00	00:00:00	00:00:00
LEX 8Hrs	59.6 dB	---	---
Projected LEX 8Hrs	62.3 dB	---	---
Lepd	59.6 dB	---	---
Projected Lepd	62.3 dB	---	---
Pa2Hrs	0.00	---	---
Pa2Sec	10.6	---	---
ISO Dose %	0.9%	---	---
Projected ISO Dose %	1.7%	---	---
ISO Exposure Points	1	---	---
Projected ISO Exposure Points	2	---	---
LAE	104.2 dB	---	---

Note(s)	Start Date & Time	End Date & Time	Note
Modifications	Start Date & Time	End Date & Time	Action
Pause1	8/30/2024 11:24:17 PM	8/30/2024 11:24:19 PM	Paused



Profile Graph







Summary

Result Information	Modified
Run No.	
Serial Number	4522710
Run Start Date & Time	8/30/2024 6:59:41 PM
Measurement Duration	04:20:26
Run End Date & Time	8/30/2024 11:20:11 PM
Battery	
Overload	
Overload (Duration)	
Under Range (Duration)	
Over 140 dB (Duration)	
Site	Comparable Site
Location	Area C
Person	
Process	
Audio Note	
Cal (before) Date	
Cal (before) SPL	
Cal (after) Date	
Cal (after) SPL	
Cal Change	
Profile Interval	

Dosimeter Information	Modified		
Dosimeter	D1 OSHA PEL (T90,C90,Q5)	D2 OSHA HC (T80,C90,Q5)	D3 ACGIH (T80,C85,Q3)
LAeq	63.5 dB	---.-	---.-
LCeq	75.0 dB	---.-	---.-
LAAeq			
LApeak (Time)			
LCpeak (Time)	104.4 dB (8/30/2024 10:15:08 PM)	---.-	---.-
LZpeak (Time)	104.1 dB (8/30/2024 10:15:08 PM)	---.-	---.-
LAFmax (Time)	87.3 dB (8/30/2024 10:15:09 PM)	---.-	---.-



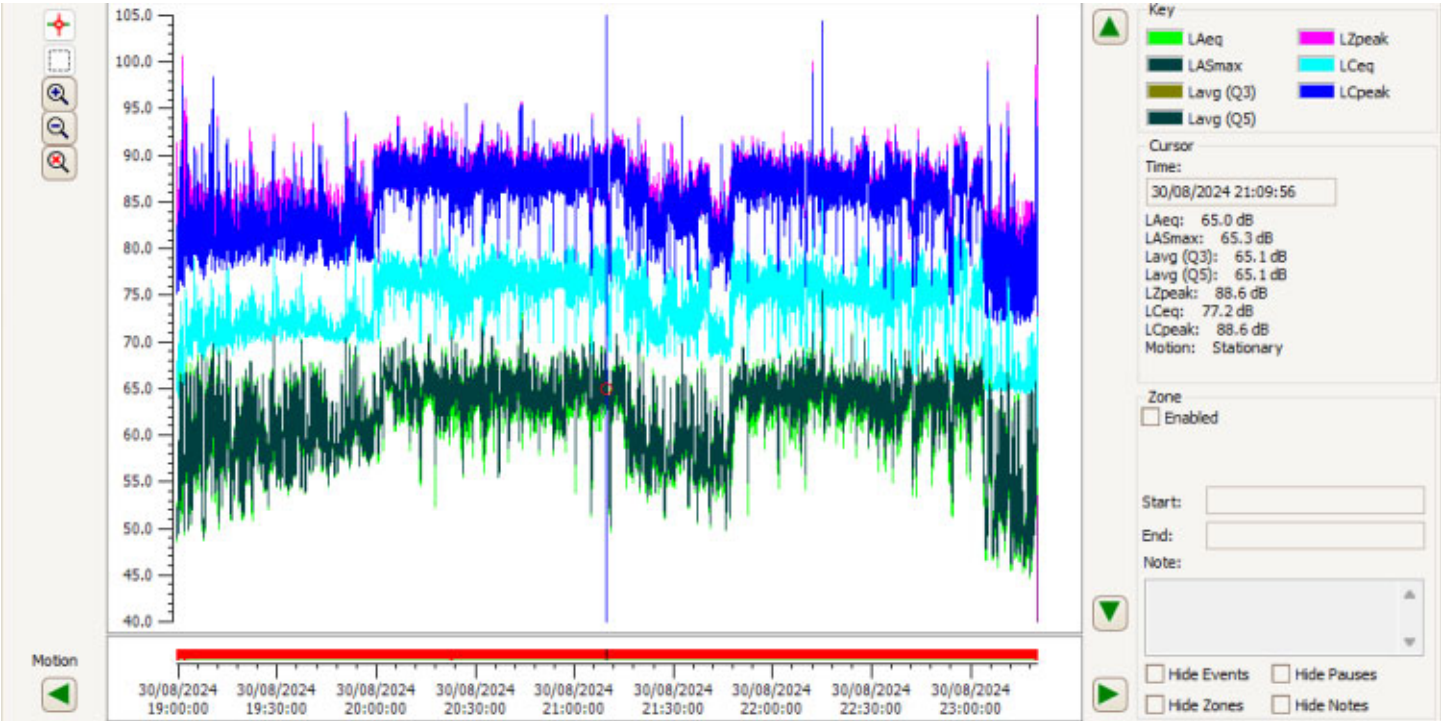
## Summary

LASmax (Time)	85.9 dB (8/30/2024 10:15:09 PM)	---	---
LCeq - LAeq	11.5 dB	---	---
Motion Index	0.2%	---	---
LAVG	---	23.9 dB	47.9 dB
TWA 8Hrs	---	19.5 dB	45.2 dB
Projected TWA 8Hrs	---	23.9 dB	47.9 dB
Dose %	0.0%	0.0%	0.0%
Projected Dose %	0.0%	0.0%	0.0%
LAS Exceedance Duration	00:00:00	00:00:00	00:00:00
LEX 8Hrs	60.9 dB	---	---
Projected LEX 8Hrs	63.5 dB	---	---
Lepd	60.9 dB	---	---
Projected Lepd	63.5 dB	---	---
Pa2Hrs	0.00	---	---
Pa2Sec	14.0	---	---
ISO Dose %	1.2%	---	---
Projected ISO Dose %	2.2%	---	---
ISO Exposure Points	1	---	---
Projected ISO Exposure Points	2	---	---
LAE	105.4 dB	---	---

Note(s)	Start Date & Time	End Date & Time	Note
Modifications	Start Date & Time	End Date & Time	Action
Pause1	8/30/2024 11:20:07 PM	8/30/2024 11:20:11 PM	Paused



Profile Graph





## **Appendix B**

### **Site Sampling Location Drawings**





574' Area 5

● = Instantaneous Sound Level Meter Readings Locations

500' = Distance in Feet from the Proposed Stage

● = Dosimeter Reading Locations

Legend



5231 NE Antioch Road, #296  
Kansas City, MO 64119

CLIENT: WATKINS LAW OFFICE

DATE ONSITE: 8/30/24

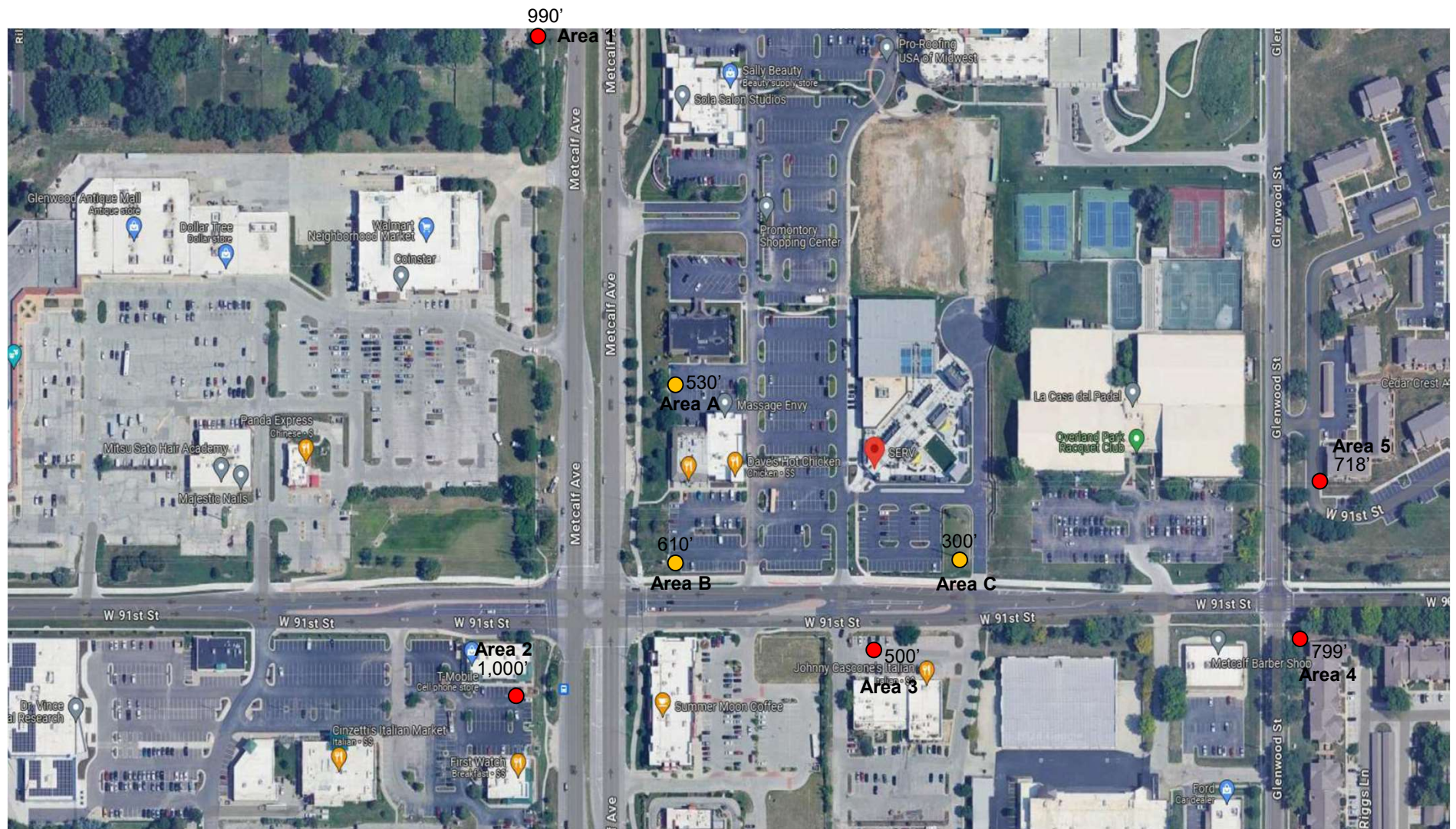
SCALE: NTS

## SITE SKETCH

### SOUND PROPAGATION STUDY

PROPOSED SITE – VISTA VILLAGE  
RIDGEVIEW ROAD & PRAIRIE STAR PARKWAY  
LENEXA, KANSAS





- = Instantaneous Sound Level Meter Readings Locations
  - 500' = Distance in Feet from SERV Outdoor Stage
  - = Dosimeter Reading Locations
- Legend*



5231 NE Antioch Road, #296  
Kansas City, MO 64119

CLIENT: WATKINS LAW

DATE ONSITE: 8/30/24

SCALE: NTS

## SITE SKETCH

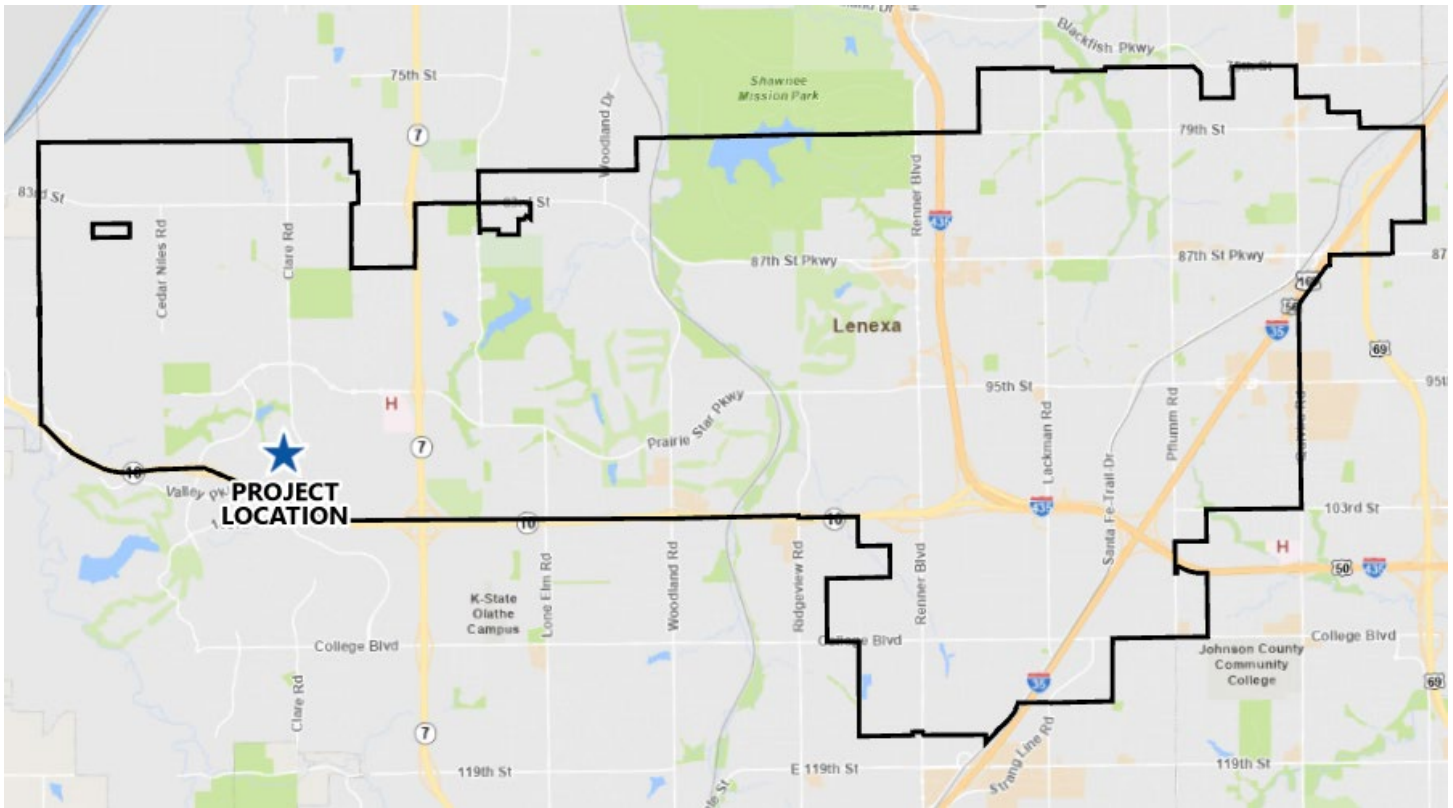
### SOUND PROPAGATION STUDY

COMPARABLE SITE - SERV  
9051 METCALF AVENUE  
OVERLAND PARK, KANSAS 66212



## WHEATLEY POINT WEST

<b>Project #:</b>	PL24-07P & PT24-15F	<b>Location:</b>	Northwest corner of 99 <sup>th</sup> Street & Clare Road
<b>Applicant:</b>	Michael Menghini, Prairie Star Partners Inc.	<b>Project Type:</b>	Preliminary Plan/Plat, Final Plat
<b>Staff Planner:</b>	Kim Portillo, AICP	<b>Proposed Use:</b>	Two-Family Residential



## PROJECT SUMMARY

The applicant proposes to construct a duplex development at the northwest corner of 99<sup>th</sup> Street and Clare Road. The proposal includes a preliminary plan for 22 dwelling units and a final plat for 11 lots, three tracts, and dedications of right-of-way on 9.5 acres. The preliminary plan is serving as the preliminary plat. A preliminary plan/plat for the same use was approved on April 19, 2022. Although the plan has not changed significantly, it is required that the applicant resubmit due to expiration of the preliminary plan/plat on April 18, 2024. The development includes construction of new public streets and related infrastructure improvements. The proposed preliminary plan/plat and final plat are consistent with the expired preliminary plan (PL22-04P), which was approved by the Governing Body on April 19, 2022, thus Staff recommends processing the preliminary plan/plat and final plat applications simultaneously. This project does not require a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL**



## SITE INFORMATION

This site is located at the northwest corner of 99<sup>th</sup> Street and Clare Road, both of which are currently under construction. The site is located just east of the Canyon Creek Forest single-family subdivision and across Clare Road from the Canyon Creek Highlands single-family subdivision.

The site was zoned to RP-2, Residential Planned (Intermediate-Density) District in 2001 as part of the Canyon Creek mixed-use development (RZ01-07, PL01-01CP, PT01-02P).

A preliminary plan/plat for 11 two-family (duplex) lots, three tracts, and rights-of-way was approved by the Governing Body on April 19, 2022 and expired on April 18, 2024 (PL22-04P).

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
9.5	N/A	RP-2	Medium Density Residential



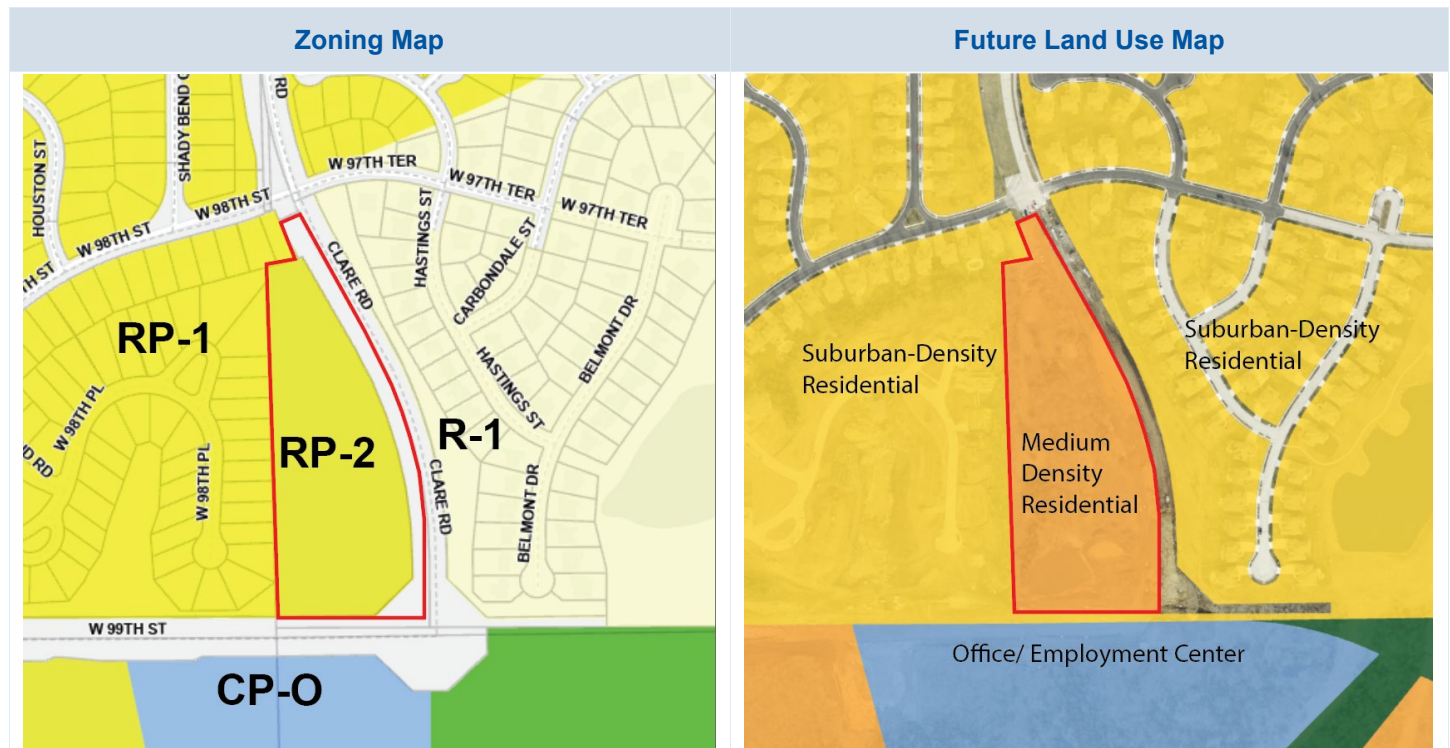
**Exhibit 1: Aerial Image of Subject Site**



## LAND USE REVIEW

The proposed use is a duplex development on a gross area of 9.5 acres. The zoning of RP-2, Residential Planned Intermediate-Density District and future land use classification of Medium-Density Residential are appropriate for this proposed use.

Surrounding uses include single-family residential to the north, east and west, with planned commercial to the south. A townhome development is an appropriate land use to be located adjacent to the existing uses.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Medium-Density Residential	RP-2, Residential Planned (Intermediate-Density)	Undeveloped
<b>North</b>	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density)	Single-family residential
<b>South</b>	Office/Employment Center	CP-O, Planned General Office District	Undeveloped
<b>East</b>	Suburban-Density Residential	R-1, Residential Single-Family	Single-family residential
<b>West</b>	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density)	Single-family residential

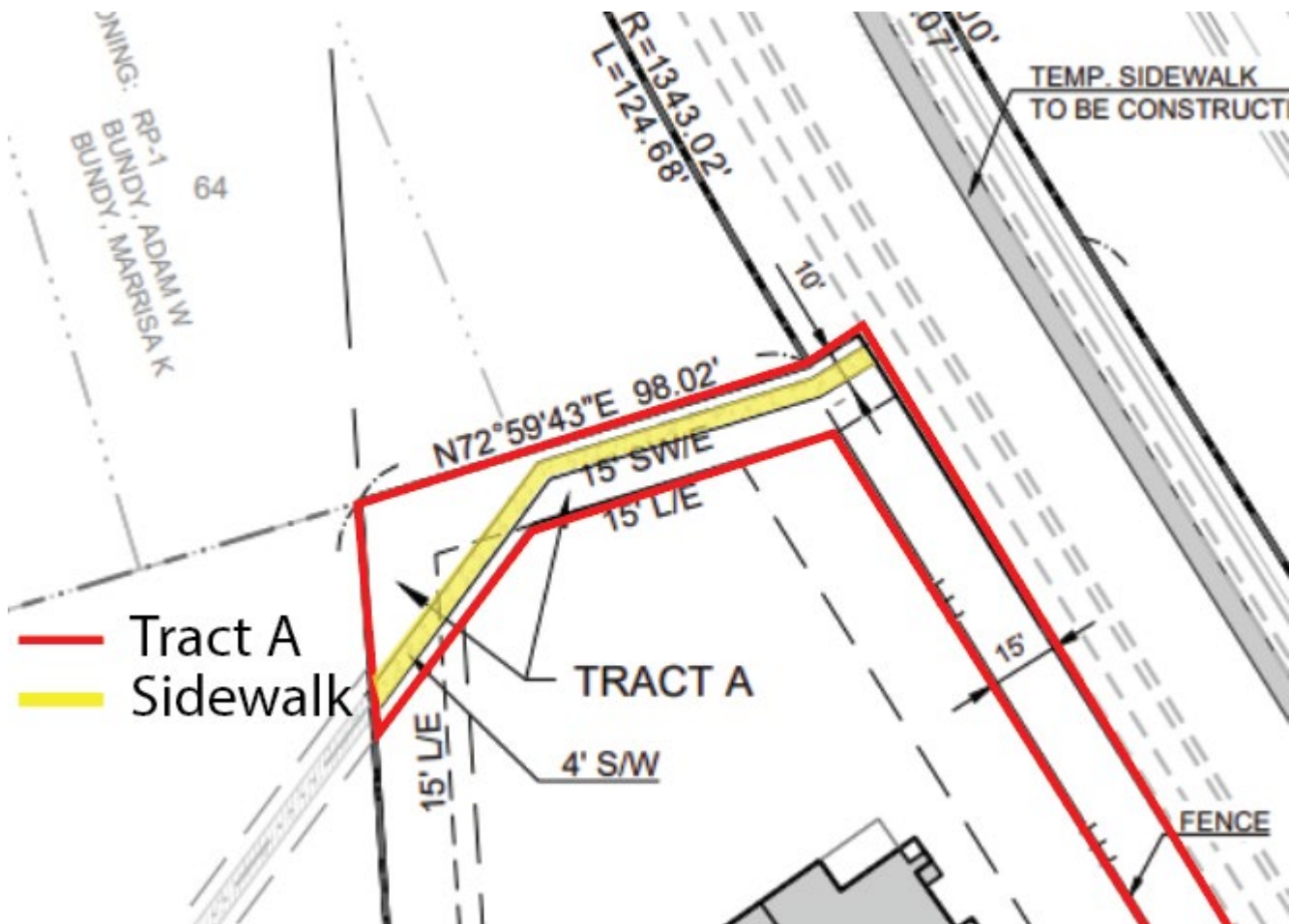


## PRELIMINARY PLAN/PLAT REVIEW

This is a proposed subdivision containing 11 lots for 22 dwelling units on approximately 9.5 acres between the Canyon Creek Forest single-family subdivision and Clare Road.

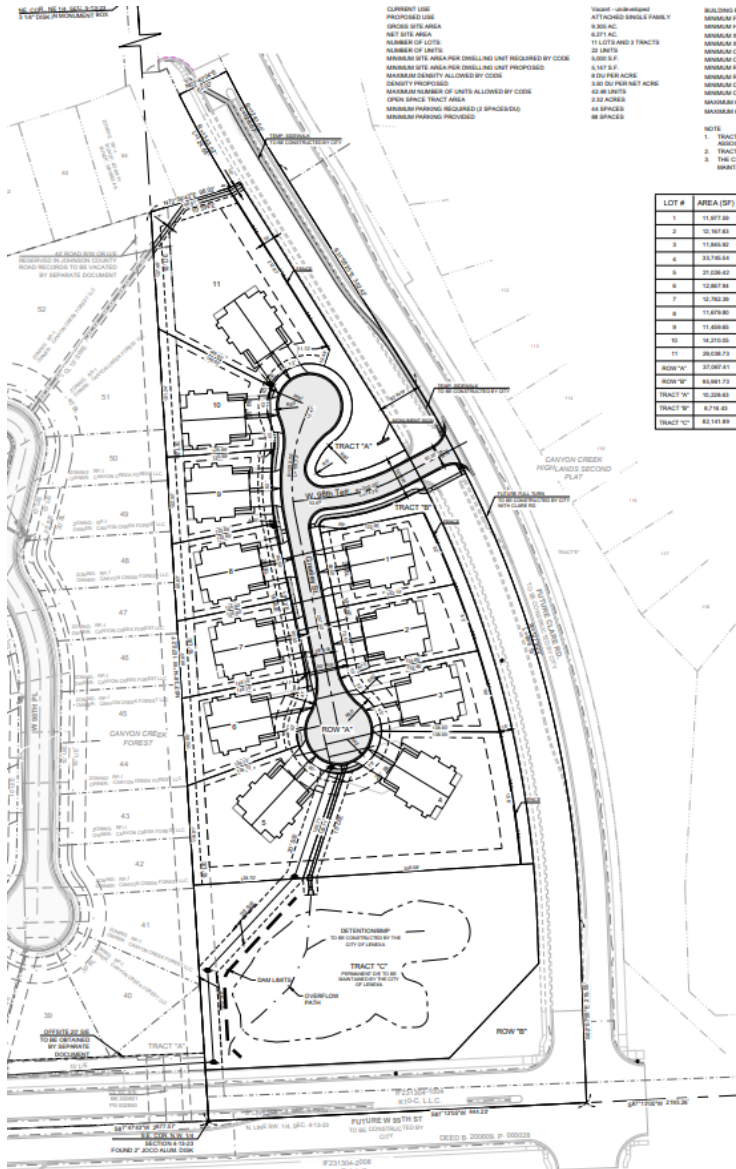
The proposed preliminary plan/plat does not have any significant changes from the 2022 approved preliminary plan/plat, which has expired and thus requires re-approval.

There have been some minor grading changes as the design has developed. Additionally, the sidewalk connection at the north end of the site has increased from four feet to five feet in width to comply with the latest code standard and the associated easement has increased from ten feet to 15 feet. Staff has also required the sidewalk easement be located within a tract rather than on a private lot to prevent future conflict of fences, maintenance, and other potential issues as the property is sold to a private owner in the future. This sidewalk provides connectivity for Canyon Creek Forest to the west, which is otherwise disconnected from a pedestrian standpoint to Clare Road and attractions to its east.

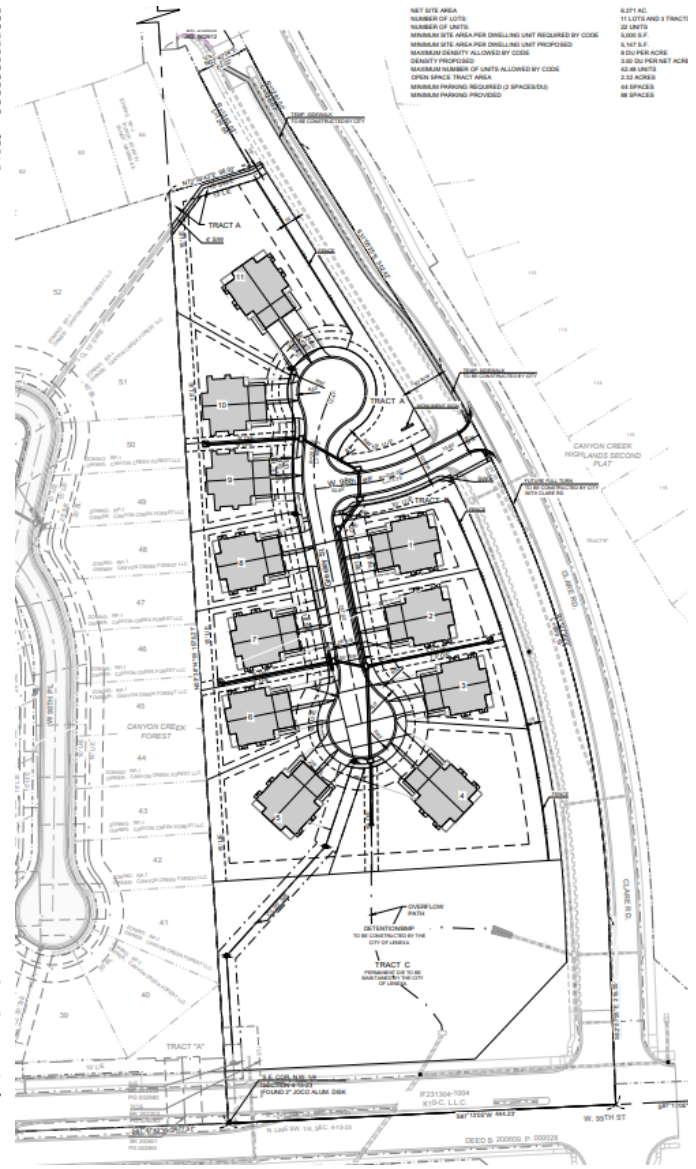


*Sidewalk Connection, Tract A.*





### Exhibit 2: Preliminary Plan (2022)



### Exhibit 3: Preliminary Plan (2024)

## DIMENSIONAL STANDARDS

Setback requirements for the RP-2, Residential Planned (Intermediate-Density) District are outlined in Table 2. The applicant is not requesting any modifications to the dimensional standards of the zoning district.

Yard	Required Minimum Setback	Proposed Setback	Difference
Rear	20 feet	Min. 20 feet	0
Side	7 feet	Min. 7 feet	0
Street	25 feet	Min. feet	0



## PUBLIC IMPROVEMENTS

Dedications include 50' of right-of-way for future Clare Road and 60' of right-of-way for 99<sup>th</sup> Street. Additional right-of-way is provided where the two streets intersect. Right-of-way is also proposed for 98<sup>th</sup> Terrace and Greeley Street, which will serve the lots within the subdivision. A 5' wide sidewalk shall be located within Tract A along the north property line to connect to the Canyon Creek Forest subdivision and will be constructed with the public streets.

## ACCESS, TRAFFIC, AND PARKING

Access to the subdivision will be from Clare Road. Clare Road will connect directly to 98<sup>th</sup> Street, which will link to Greeley Street in a T configuration. Lots will front onto Greeley Street. Public sidewalks will be installed on Greeley Street and 98<sup>th</sup> Terrace to connect to Clare Road. A separate sidewalk connection at the northernmost end of the site will connect the Canyon Creek Forest sidewalk to Clare Road. The proposed duplexes will have individual parking in compliance with the requirements of the code.

## STORMWATER

There is an existing development agreement between the City and the applicant indicating that the City will design, construct, and maintain a stormwater facility on Tract C. This facility is to be designed such that it can provide/meet all of the subdivision's stormwater management requirements.

The applicant submitted a preliminary stormwater management analysis that indicates that the site drains from north to south to Tract C and the constructed BMP such that it will provide the required stormwater management for the project as contemplated in the development agreement.

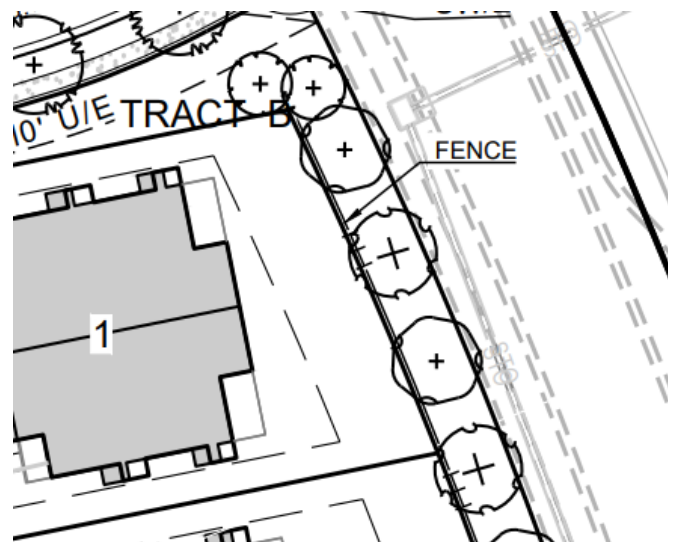
## FIRE PREVENTION

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.

## LANDSCAPING

The landscaping plan matches the previously approved landscaping plan and includes perimeter and street tree plantings. Metal perimeter fencing will be located along Clare Road within the landscape easement. The fence shall be located at the edge of the easement closest to the lots.

There is a land use intensity (LUI) buffer requirement between the two-family homes on this site and the single-family homes in the Canyon Creek Forest subdivision to the west. Landscaping to meet the LUI buffer requirements of Section 4-1-D-2-N of the UDC is proposed along the west property line to provide screening.



*Exhibit 4: Fence location nearest to lot line.*



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## **FINAL PLAT REVIEW**

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This is a final plat of 11 lots, three tracts and right-of-way dedications on 9.5 acres in the RP-2, Residential Planned (Intermediate-Density) District. Utilities are available to the site.

Tracts A and B are to be owned by the homeowner's association (HOA) and are to be used for open space and monument signs. Tract A will also contain a portion of sidewalk connecting from the Canyon Creek Forest Subdivision to Clare Road. Maintenance of the tracts shall be the responsibility of the HOA.

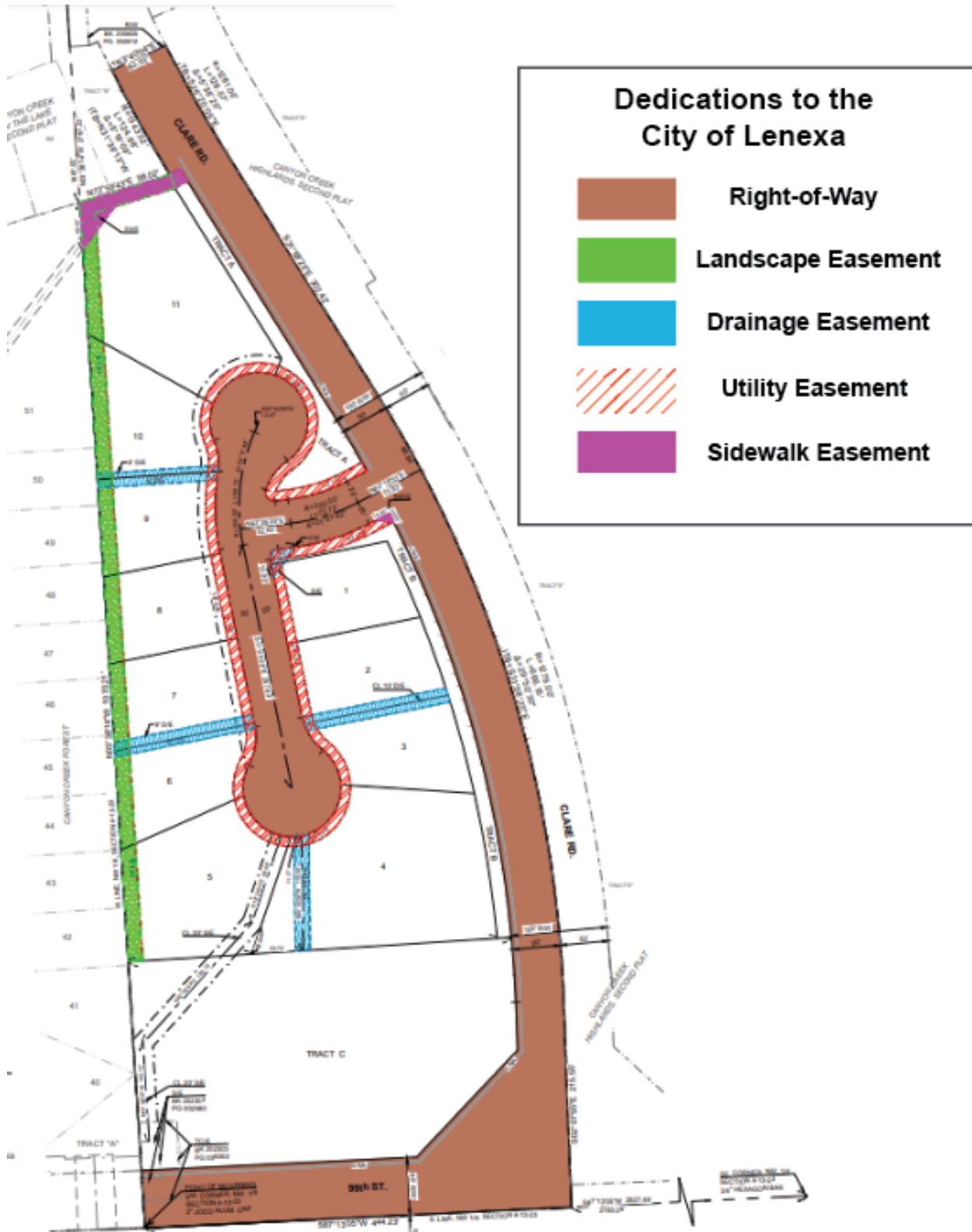
Tract C is to be owned by the HOA and is to be used for open space and BMPs. Maintenance of the BMP shall be the responsibility of the City of Lenexa, and maintenance of areas of Tract C not in the BMP shall be the responsibility of the HOA.

The lots in the subdivision will have access onto newly dedicated Greeley Street. The subdivision has access to Clare Road from 98<sup>th</sup> Terrace.

Dedications shown on the plat include:

- Right-of-way for Clare Road, 99<sup>th</sup> Street, 98<sup>th</sup> Terrace, and Greeley Street dedicated to the City of Lenexa. This requires acceptance by the Governing Body.
- Drainage easements dedicated to the City of Lenexa. These require acceptance by the Governing Body.
- A utility easement dedicated to the City of Lenexa. This requires acceptance by the Governing Body.
- A sanitary sewer easement dedicated to Johnson County Wastewater.
- A landscape easement dedicated to the City of Lenexa. This requires acceptance by the Governing Body.
- A sidewalk easement dedicated to the City of Lenexa. This requires acceptance by the Governing Body.
- A sanitary sewer easement dedicated to Johnson County Wastewater.





*Wheatley Point West, Final Plat with Dedications to the City of Lenexa.*



## DEVIATIONS

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

## NEXT STEPS

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- The preliminary plan/plat 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 November 19, 2024.
- The final plat requires approval by the Planning Commission and acceptance of dedications by the City Council. Pending approval from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on November 19, 2024
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

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### ★ Staff recommends approval of the proposed Preliminary Plan and Final Plat for Wheatley Point West.

- This project includes approval of a preliminary plan/plat substantially similar to the expired preliminary plan/plat, for 22 dwelling units on 11 lots. The applicant is also requesting approval of a final plat for the same use.
- The proposed preliminary plan/plat and final plat are consistent with the expired preliminary plan (PL22-04P), which was approved by the Governing Body on April 19, 2022, thus Staff recommends processing the preliminary plan/plat and final plat applications simultaneously.
- The project is consistent with Lenexa's goals through **Responsible Economic Development** and **Strategic Community Investment** to create **Vibrant Neighborhoods**.

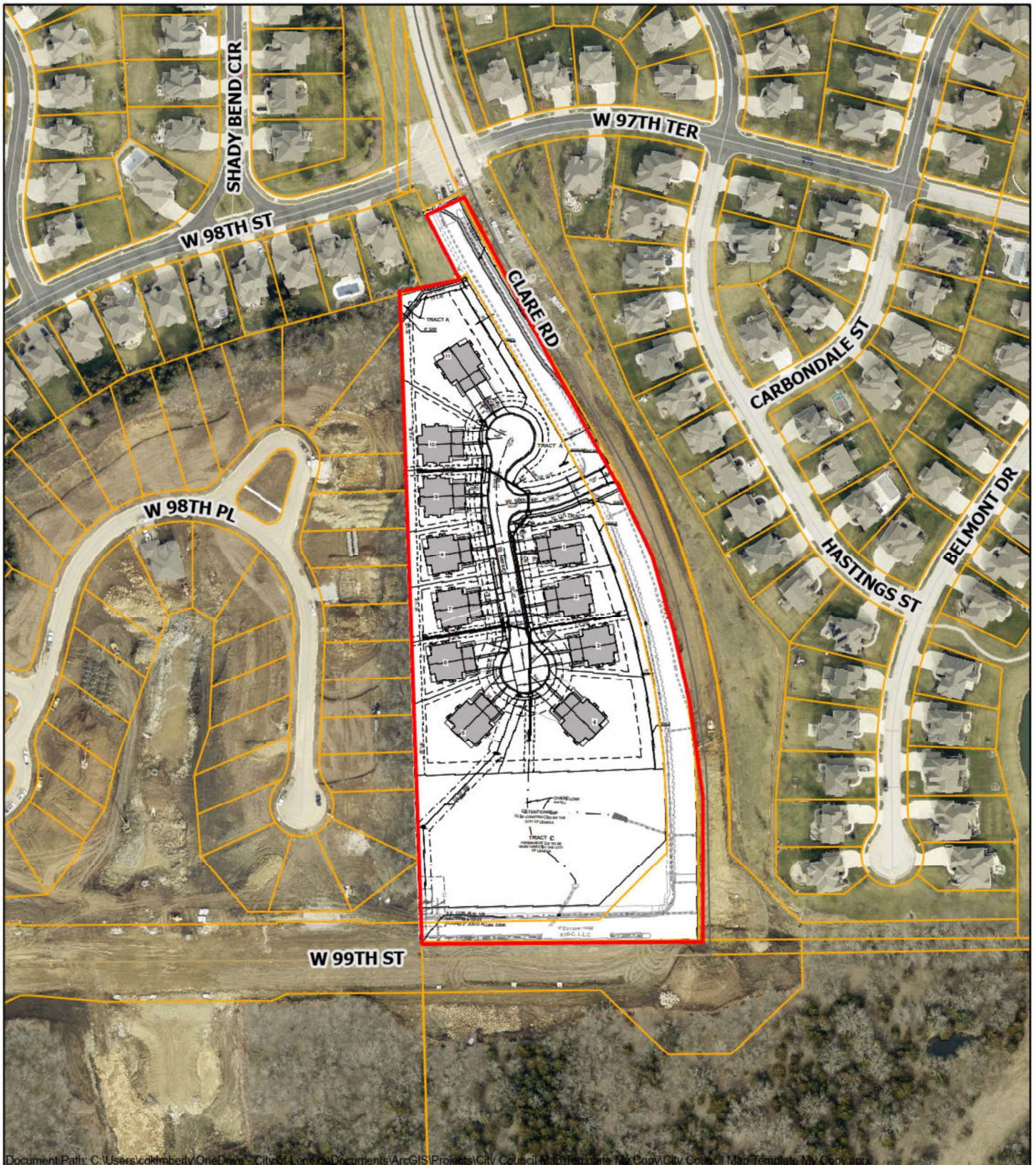
### PRELIMINARY PLAN/PLAT

Staff recommends **approval** of the preliminary plan/plat for PL24-07P – **Wheatley Point West** at the northwest corner of 99<sup>th</sup> Street and Clare Road, for a townhome development.

### FINAL PLAT

Staff recommends **approval** of the final plat for PT24-14F – **Wheatley Point West** at the northwest corner of 99<sup>th</sup> Street and Clare Road, for a townhome development.





## Wheatley Point West





FINAL PLAT OF  
WHEATLEY POINT WEST  
PART OF THE NW 1/4 OF SEC. 04-13-23  
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

DESCRIPTION:

Part of the Northwest One-Quarter of Section 04, Township 13 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows:  
Beginning at the Southwest corner of the said Northwest One-Quarter, said point also being the Southeast corner of CANYON CREEK FOREST, a subdivision of land in the said City of Lenexa, thence along the West line of the said Northwest One-Quarter and the East line of said CANYON CREEK FOREST, North 03 degrees 38 minutes 14 seconds West, a distance of 3079.21 feet to the Northeast corner of said CANYON CREEK FOREST, said point being on the South line of CANYON CREEK FOREST BY THE LAKE, SECOND PLAT, a subdivision of land in the said City of Lenexa; thence along said South line, North 72 degrees 59 minutes 43 seconds East, a distance of 38.02 feet to a point of curvature, said point being the Easternmost corner of said CANYON CREEK FOREST BY THE LAKE, SECOND PLAT; thence along the East line of said CANYON CREEK FOREST BY THE LAKE, SECOND PLAT, along a curve to the right, having an initial tangent bearing of North 31 degrees 39 minutes 13 seconds West, a radius of 1343.02 feet, a central angle of 05 degrees 19 minutes 09 seconds, and an arc length of 124.68 feet to a point on the South line of road right-of-way recorded in book 200923, then along said South line, North 03 degrees 40 minutes 04 seconds East, a distance of 62.02 feet to a point of curvature on West line of CANYON CREEK HIGHLANDS, SECOND PLAT, a subdivision of land in the said City of Lenexa; thence along said West line for the following three courses, along a curve to the left having an initial tangent bearing of South 26 degrees 20 minutes 05 seconds East, a radius of 1283.00 feet, a central angle of 05 degrees 38 minutes 20 seconds and an arc length of 126.07 feet; thence South 31 degrees 50 minutes 25 seconds East, a distance of 302.42 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 1279.00 feet, a central angle of 39 degrees 50 minutes 30 seconds and an arc length of 666.15 feet; thence continuing along said West line of CANYON CREEK HIGHLANDS, SECOND PLAT and its Southern extension, South 02 degrees 07 minutes 55 seconds East, a distance of 215.55 feet to a point on the South line of the said Northwest One-Quarter; thence along said South line, South 87 degrees 13 minutes 05 seconds West, a distance of 444.25 feet to the Point of Beginning, and containing 5.9713 acres, more or less.

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "WHEATLEY POINT WEST".  
The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Lenexa, Johnson County, Kansas.  
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 "D/E", is hereby granted to the City of Lenexa, Kansas. Drainage Easements shall remain free of fences, shrubs, trees and other obstacles that would restrict the flow of drainage.  
The City of Lenexa is under no duty or obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, and in no event shall this easement be construed to impose any such obligation on the City of Lenexa.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SSE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to Johnson County, Westland of Johnson County, Kansas or their assignee. Attention of land contours will be permitted only with the express written approval of JCW. Any piling 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.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, poles, wires, drainage facilities, sanitary sewers, ducts and cables, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "UE" is hereby granted to the City of Lenexa, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "UE" that crosses or intersects with a "Drainage Easement" or "D/E".

A 10 foot wide Utility Easement or "UE" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, or its designees, off of lots or tracts adjacent to and parallel with all proposed interior Street Right-of-Way lines, as shown herein.

A 15 foot wide Landscape Easement or "L/E" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, along the back of lots 5 thru 11 adjacent to and parallel with the East line of CANYON CREEK FOREST and along the North line of Lot 11 adjacent to and parallel with the South line of CANYON CREEK BY THE LAKE, SECOND PLAT. Maintenance of the "L/E" within Lots shall be the responsibility of the Homeowner.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of sidewalks, upon and over those areas outlined and designated on this plat as "Sidewalk Easement" or "SWE" is hereby granted to the City of Lenexa, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "UE" that crosses or intersects with a "SWE". The sidewalk across Tract "A" will be constructed by the developer with the site infrastructure.

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absorbed except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

RESTRICTIONS:

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to the Declaration of Covenants, Conditions and Restrictions which will be filed at the Office of the Register of Deeds of Johnson County, Kansas and shall hereby become a part of the dedication of this plat as though fully set forth herein. All homeowners in this subdivision are required to be members of the Homeowners Association referenced in the Declaration.

Tracts A and B are to be owned by the (WHEATLEY POINT WEST HOA) (hereafter, the "HOA") and shall be used for open space and monument signs. Maintenance of said tracts shall be the responsibility of the HOA. Membership in the HOA shall be mandatory for each property owner and their future heirs and successors of property as shown on this plat, and for each property owner and their future heirs and successors of property that later become part of this subdivision. In the event the HOA no longer lawfully exists or fails to maintain these tracts, then maintenance shall be the responsibility, shared equally, of the owners of property that are part of this subdivision, whether herein plat or by joining the subdivision in a later development phase.

Tract C is to be owned by the (WHEATLEY POINT WEST HOA) (hereafter, the "HOA") and shall be used for open space and BMP. Maintenance of the BMP shall be the responsibility of the City of Lenexa. Maintenance of Tract C not in the BMP shall be the responsibility of the HOA.

There shall be no direct access (LNA) to Clare Road or 99th Street, from Tracts A, B and C. Limits of No Access (LNA) are shown herein.

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

CONSENT TO LEVY:

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

EXECUTION:

IN TESTIMONY WHEREOF, \_\_\_\_\_ of Prairie Star Partners, Inc., has caused this instrument to be executed, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

By:

ACKNOWLEDGMENT:

STATE OF KANSAS )  
COUNTY OF JOHNSON )  
BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_ before me, the undersigned, a Notary Public in and for said County and State, came \_\_\_\_\_ of Prairie Star Partners, Inc. who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of said same.

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

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

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

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

APPROVAL:

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

Chris Poss, Chairman

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

Julie Gayers, Mayor

Jennifer Martin, City Clerk

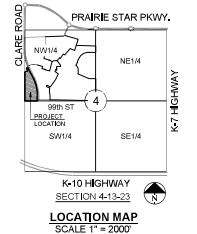
PRELIMINARY

Aaron T. Reiter - Land Surveyor  
KSE LS-1429

**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
1400 West 107th Street • Lenexa, Kansas 66156  
Ph: (913) 482-6100 • Fax: (913) 482-6000 • WWW.SCHLAGELASSOCIATES.COM  
Kansas State Certificate of Authority: 80-200, R-0-23, R-5-24

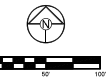
DATE 10-21-24  
DRAWN BY RRM  
CHECKED BY JMT  
PROJ. NO. 24-122

FINAL PLAT OF  
WHEATLEY POINT WEST  
SHEET NO. 1



LOT #	AREA (SF)
1	11,169.81
2	12,601.40
3	12,205.27
4	33,099.16
5	22,135.29
6	12,148.10
7	12,762.39
8	11,679.80
9	11,362.17
10	13,786.50
11	27,302.12
TRACT A	12,192.47
TRACT B	8,716.43
TRACT C	82,143.05

RW 99TH ST & CLARE RD 99,961.73



BASIS OF BEARINGS:

THE PLAT OF "CANYON CREEK BY THE LAKE, SECOND PLAT,"  
E. LINE, NE 1/4, SEC. 04-13-23  
BEARING S 03° 38' 14" E

MINIMUM SETBACKS:

FRONT 25 FT.  
INTERIOR SIDE 1 FT.  
CORNER LOT STREET SIDE 25 FT.  
REAR SETBACK 20 FT.

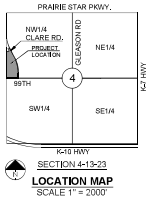
LEGEND:

- FOUND MONUMENT
- FOUND 1/2" REBAR WITH KSL 54 CAP
- SET 1/2" REBAR W/LS44 CAP UNLESS OTHERWISE NOTED
- BL BUILDING LINE
- D/E DRAINAGE EASEMENT
- L/E LANDSCAPE EASEMENT
- R/W RIGHT-OF-WAY
- SE SANITARY SEWER EASEMENT
- SWE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND ROW LINES
- LNA LIMITS OF NO ACCESS



PRELIMINARY DEVELOPMENT PLAN  
FOR  
WHEATLEY POINT WEST

IN THE CITY OF LENEXA  
JOHNSON COUNTY, KANSAS



UTILITY CONTACTS:

**Johnson County Wastewater**  
11811 S. Sunset Dr., Suite 200  
Olathe, KS 66061-7061  
913-715-4500  
913-715-5001 fax  
Inspections:  
913-715-4520

**Kansas One Call**  
811  
www.kansasonecall.com

**Evergy**  
Jimmy Goddard  
Phone: 913-687-6119  
Email: Jimmy.Goddard@evergy.com

**Charter Spectrum**  
Greg Thomas  
8221 West 118th Street  
Overland Park, KS 66212  
Phone: 913-643-0100  
Email: greg.thomas@twcable.com

**Google Fiber**  
Greg Link  
908 Broadway Blvd. 6th Floor  
Kansas City, MO 64105  
Phone: 816-625-6335  
Email: grelink@google.com

**AT&T - Residential New Business**  
Clayton Enoschup  
8444 Hall Avenue  
Overland Park, KS 66207  
Phone: 913-333-4829  
Email: c4009@att.com

**WaterOne**  
Neil Johnson - Lead Development Engineer, Distribution  
10747 Renner Blvd.,  
Lenexa, KS 66219-0624  
Phone: 913-495-6773  
Email: njohnson@waterone.org

**Developer Services**  
Phone: 913-495-6700  
Fax: 913-495-6107  
Craig Mills  
Phone: 913-495-6636  
Email: cmills@waterone.org  
www.waterone.org/developers

**Atmos Energy**  
Tony Bennett - Residential Representative  
25090 W. 110th Ter.  
Olathe, KS 66061  
Phone: 913-234-6344  
Email: tony.bennett@atmosenergy.com

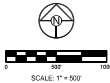


Parent Tract Kansas Special Warranty Deed, Book 6388, page 264. Contains additional property.

Description:

Part of the Northwest One-Quarter of Section 4, Township 13 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, being described as follows:

Commencing at the Southwest corner of the Northwest One-Quarter of said Section 4, said Corner being the Southeast corner of CANYON CREEK FOREST, a subdivision in the City of Lenexa, thence along the East line of said CANYON CREEK FOREST and the West line of said Northwest One-Quarter, North 03 degrees 30 minutes 14 seconds West a distance of 28.50 feet to the Northwest corner of a tract of land as described in the Warranty deed recorded in book 20909 at page 000203, said corner being the Point of Beginning, thence continuing along the East line of said CANYON CREEK FOREST and the West line of said Northwest One-Quarter, North 03 degrees 30 minutes 14 seconds West a distance of 1041.71 feet to a point on the South line of lot 48, CANYON CREEK BY THE LAKE SECOND PLAT, a subdivision in the City of Lenexa, thence along the South line of said CANYON CREEK BY THE LAKE SECOND PLAT, North 72 degrees 59 minutes 43 seconds East a distance of 68.02 feet to the Southeast corner of Tract 18 of said CANYON CREEK BY THE LAKE SECOND PLAT, said corner being a point of curvature, thence Northwesterly along the East line of said Tract 18 on a curve to the right, having an initial tangent bearing of North 31 degrees 38 minutes 13 seconds West, a radius of 1343.02 feet, a central angle of 09 degrees 18 minutes 09 seconds and an arc length of 124.68 feet to a point on the South right of way line of Clare Road as now established and recorded in book 20909 at page 000212, thence along said South right of way line North 62 degrees 00 minutes 24 seconds East a distance of 62.02 feet to a point of curvature on the West line of CANYON CREEK HIGHLANDS SECOND PLAT, a subdivision in the City of Lenexa, thence along the said West line the following four courses, Southeastery on a curve to the left having an initial tangent bearing of South 26 degrees 20 minutes 05 seconds East, a radius of 1281.00 feet, a central angle of 05 degrees 36 minutes 20 seconds and an arc length of 735.27 feet, thence South 31 degrees 25 minutes 25 seconds East a distance of 302.72 feet to a point of curvature, thence Southeastery on a curve to the right being tangent to the previous course, having a radius of 1278.00 feet, a central angle of 28 degrees 50 minutes 30 seconds and an arc length of 668.15 feet, thence South 02 degrees 07 minutes 55 seconds East a distance of 191.08 feet to a point on the North line of the said tract of land as described in the Warranty deed recorded in book 20909 at page 000203, thence along said North line, South 87 degrees 50 minutes 13 seconds West a distance of 444.95 feet to the Point of Beginning and containing 8.305 acres more or less.



OWNER/DEVELOPER:

COVENANT CUSTOM HOMES  
MICHAEL MENGONI  
PO BOX 28581  
OVERLAND PARK, KS 66225  
p 913-455-6871  
913-273-2889  
MCM@COVENANTHOMESKC.COM

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL LAYOUT
3	GRADING & UTILITY PLAN
4	LANDSCAPE PLAN



PREPARED BY:

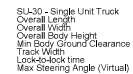
SCHLAGEL & ASSOCIATES, P.A.

WHEATLEY POINT WEST  
PRELIMINARY DEVELOPMENT PLAN  
CLARE RD. AND 99TH ST. LENEXA, KS

NO. SHEET	DATE	DESCRIPTION
1	01/15/2023	COVER SHEET
2	01/15/2023	GENERAL LAYOUT
3	01/15/2023	GRADING & UTILITY PLAN
4	01/15/2023	LANDSCAPE PLAN
5	01/15/2023	WARRANTY DEED
6	01/15/2023	WARRANTY DEED
7	01/15/2023	WARRANTY DEED
8	01/15/2023	WARRANTY DEED
9	01/15/2023	WARRANTY DEED
10	01/15/2023	WARRANTY DEED
11	01/15/2023	WARRANTY DEED
12	01/15/2023	WARRANTY DEED
13	01/15/2023	WARRANTY DEED
14	01/15/2023	WARRANTY DEED
15	01/15/2023	WARRANTY DEED
16	01/15/2023	WARRANTY DEED
17	01/15/2023	WARRANTY DEED
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23	01/15/2023	WARRANTY DEED
24	01/15/2023	WARRANTY DEED
25	01/15/2023	WARRANTY DEED
26	01/15/2023	WARRANTY DEED
27	01/15/2023	WARRANTY DEED
28	01/15/2023	WARRANTY DEED
29	01/15/2023	WARRANTY DEED
30	01/15/2023	WARRANTY DEED
31	01/15/2023	WARRANTY DEED
32	01/15/2023	WARRANTY DEED
33	01/15/2023	WARRANTY DEED
34	01/15/2023	WARRANTY DEED
35	01/15/2023	WARRANTY DEED
36	01/15/2023	WARRANTY DEED
37	01/15/2023	WARRANTY DEED
38	01/15/2023	WARRANTY DEED
39	01/15/2023	WARRANTY DEED
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100	01/15/2023	WARRANTY DEED

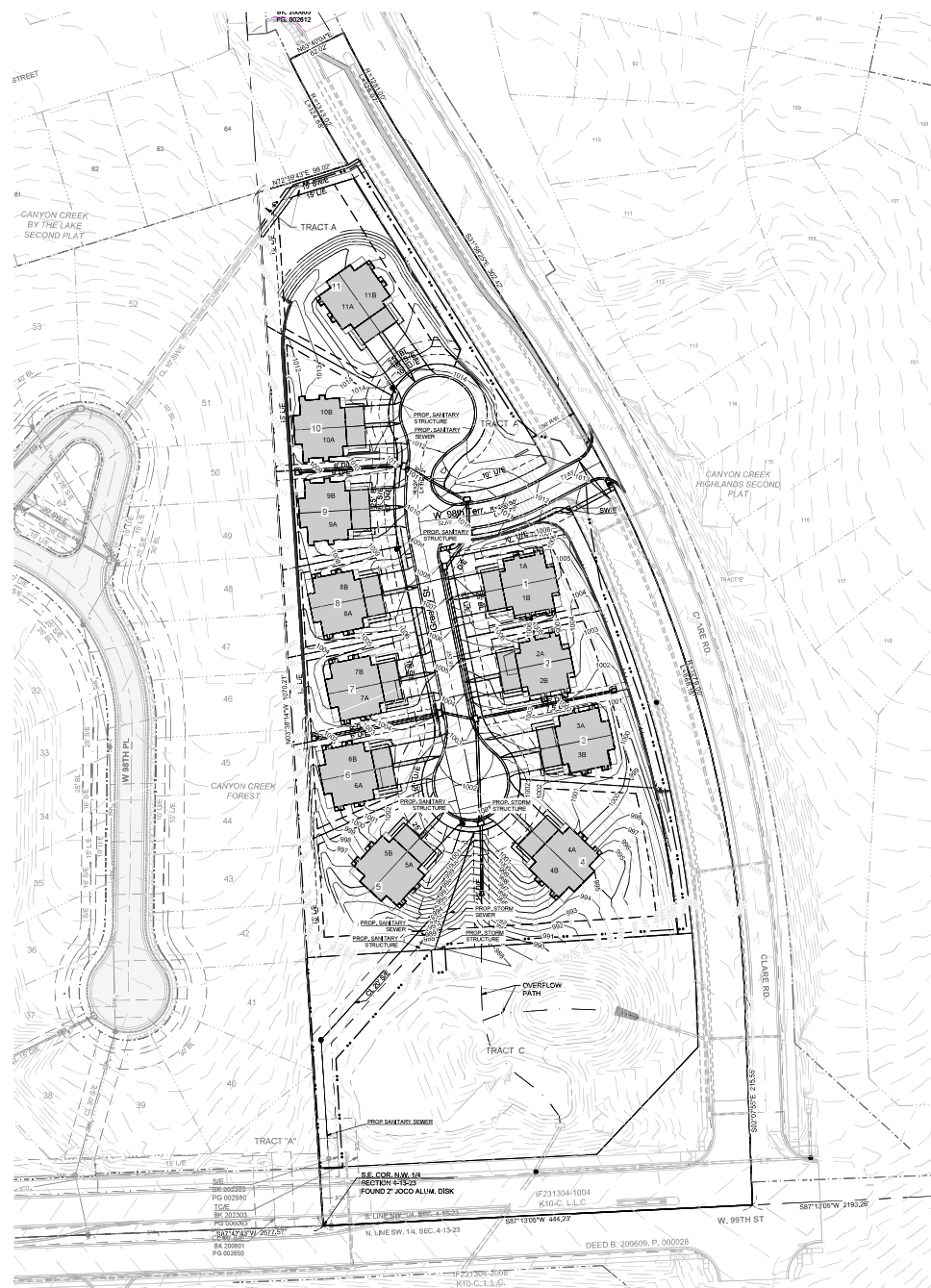
24-122-PDP-GEN-  
COVER





COVENANT CUSTOM HOMES  
MICHAEL MENGHINI  
PO BOX 26361  
OVERLAND PARK, KS 66225  
p 913-451-9471  
1913-273-0959  
MIMCOVENANTHOMESKG.CO



[illegible]

WHEATLEY POINT WEST  
PRELIMINARY DEVELOPMENT PLAN  
CLARE RD. AND 99TH ST. LENEXA, KS

DRAWING BY:	REVISION DATE	DESCRIPTION
AJC	10/29/2024	City Comments
CHECKED BY:		
GMR		
TITLE PREPARED		
08/06/2024		
SHEET NUMBER:		
34-172		

24-122-PDP-GP -  
UTILITY &  
GRADING PLAN

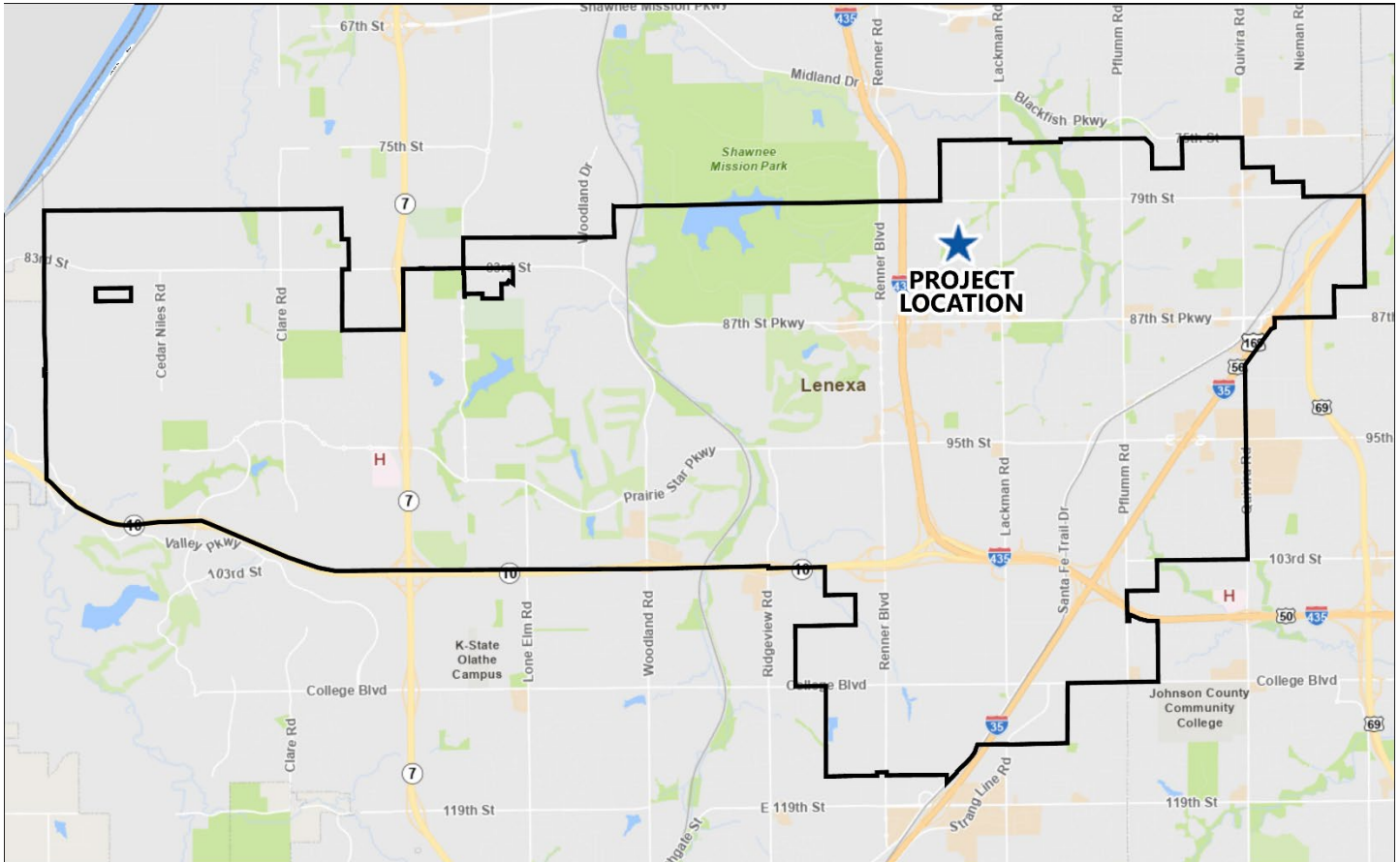






## ADVENTURE AWAITS

<b>Project #:</b>	SU24-11	<b>Location:</b>	8132 Twilight Lane
<b>Applicant:</b>	JoAnna Orellana, Property Owner	<b>Project Type:</b>	Special Use Permit
<b>Staff Planner:</b>	Logan Strasburger	<b>Proposed Use:</b>	Daycare, general



## PROJECT SUMMARY

The applicant requests approval of a special use permit (SUP) for a *daycare, general* use in the R-1, Single-Family Residential Zoning District. Per the Unified Development Code (UDC) [Section 4-1-B-6](#), an SUP is required to operate a *daycare, general* use within the R-1 Zoning District. According to the applicant, Adventure Awaits proposes to operate as an in-home daycare between the hours of 7:30 AM and 5:30 PM Monday through Friday, with staggered drop-offs and pick-ups from parents. The daycare will provide care for up to 12 children. This request requires a Public Hearing at the Planning Commission meeting and final consideration by the Governing Body.

**STAFF RECOMMENDATION: APPROVAL FOR THREE YEARS WITH ONE CONDITION**



## SITE INFORMATION

The subject property is a single-family home located on a 0.20-acre lot in the Lackman Estates residential subdivision. The Lackman Estates, Third Plat final plat was approved by the Governing Body on October 15, 1981. The home was constructed in 1983 and has been used for single-family residential purposes.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
0.20	1,110	R-1	Suburban Density Residential



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



**Exhibit 2: Picture of front yard and driveway of subject site.**



## LAND USE REVIEW

The subject property is zoned as R-1, Single-Family Residential District. Two classifications of daycares are permitted within the R-1, Single-Family Residential Zoning District; *daycare, limited* is permitted by right, whereas *daycare, general* is permitted with a special use permit. The classification of the use is determined based on the occupancy of the daycare. *Daycare, limited* has a maximum occupancy of up to six children and *daycare, general* has an occupancy of 7 to 12 children.

The applicant is currently operating as a *daycare, limited* use with a business license from the City of Lenexa for that operation. The applicant proposes expanding the daycare operation for attendance of 12 children per day, which according to the City of Lenexa's Unified Development Code (UDC) [Section 4-3-C-2](#), would be classified under *daycare, general* use, therefore requiring approval of a special use permit.

Per UDC [Section 4-3-C-2](#), the *daycare, general* use is defined as:

*“An establishment that provides care, protection and supervision for 7 to 12 children under 16 years of age on a regular basis away from their primary residences for less than 24 hours per day.”*

The proposed hours of operation are Monday through Friday, 7:30 AM to 5:30 PM, with staggered drop offs and pick-ups to ensure minimal traffic disturbance in the surrounding neighborhood. Adventure Awaits will have two employees, one who lives at the residence and the other who does not live at the home.

Daycares, either limited or general, are uses that are commonly operated from a person's home as accessory uses. An in-home daycare is an appropriate use within a single-family residential area provided the supplementary use regulations for a daycare within [Section 4-1-B-23-E](#) are met and the use does not negatively impact the surrounding properties. Supplementary regulations include provisions for licensing, residency, employees, outdoor play areas, and traffic. Table 1 describes the land use and zoning designations for the surrounding properties, and it is Staff's belief that no incompatible land use relationships or hazards will be created.





TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Suburban Residential	R-1, Residential Single-Family District	Single-Family Homes
<b>North</b>	Suburban Residential	R-1, Residential Single-Family District	Single-Family Homes
<b>South</b>	Suburban Residential, Institutional	R-1, Residential Single-Family District	Single-Family Homes, Elementary School
<b>East</b>	Suburban Residential	R-1, Residential Single-Family District	Single-Family Homes
<b>West</b>	Suburban Residential	R-1, Residential Single-Family District	Single-Family Homes

## SUPPLEMENTARY USE REGULATIONS

A daycare use is subject to the supplementary use regulations of Section 4-1-B-23-E of the Unified Development Code. These include the following:

- Licensing: The daycare shall be licensed with the State, obtain required permits from the Department of Community Development and obtain a City business license.**

The applicant has received licensing from the State and is pursuing the special use permit process to obtain Community Development approval and City business licensing for the *daycare, general* use. The applicant is currently licensed and operating as a *daycare, limited*.

- Duration of Permits: The initial special use permit for a general daycare in residential zoning districts is limited to a maximum of 10 years.**

Staff recommends initial approval for three years, which is consistent with the initial duration recommendation that Staff provided to previous SUP applicants that were similar to this application.

- Number of Employees and On-Site Residency for In-Home Daycare: General daycare uses shall have no more than one employee other than the persons who reside on the premises. Limited daycare and general daycare providers shall reside on the premises.**

The applicant owns and resides on the premises and has one employee that does not reside on the premises.

- Outdoor Play Area: Outdoor play areas shall not be located within the required front yard setback.**

The applicant will have all outdoor activities within the fenced-in rear yard.

- Revocation of Permits: The special use permit may be revoked at any time by the Governing Body upon a determination that it is in violation of standards of the Unified Development Code.**

The applicant should take note of this provision.



**6. Accessory Uses: Daycares, preschools and Mother’s Day Out programs shall be considered as accessory uses to the primary use of the property when located in religious, educational and community buildings.**

This section is not applicable to the current application as it is not accessory to the aforementioned primary uses.

**7. Landlord Consent: Owner Consent is required for daycare applications located at rental properties.**

This is not applicable to the current application, as the applicant is the property owner.

**8. Traffic: Commercial Daycares and daycares that are considered accessory uses to religious, educational and community buildings may be required to submit a traffic impact study to the Transportation Manager for review and approval.**

This section is not applicable to the current application as it is not a commercial daycare or accessory to the aforementioned uses.

## SPECIAL USE PERMIT REVIEW

The UDC states that the initial SUP requests for *daycare, general* uses shall be valid for a maximum of 10 years from the date of approval.

A neighbor expressed concerns to Staff regarding the potential for drop-offs and pick-ups of children to cause traffic issues. Parents will be encouraged to park in the driveway for pick-ups and drop-offs and will have staggered schedules to limit the number of vehicles present for pick-up and drop-off at any given time. See additional information in item number 10 in the analysis of the review criteria.

Based on these considerations, Staff concludes the requested use would not create undue hardship or generate negative impacts on the surrounding properties. However, Staff believes that because the use is new in the neighborhood that a three-year initial SUP period is appropriate to monitor impacts and ensure the use is appropriate for the area.

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

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

The surrounding area is comprised of low-density, single family residential uses. Additionally, there is an Elementary school nearby.

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

The zoning and uses of surrounding properties are listed in Table 2. Staff believe the use is compatible with surrounding properties.



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

In-home daycares are permitted uses in Lenexa, provided the applicant meets the applicable regulations for in-home daycares. A “*daycare, general*” use requires that the operator of the daycare obtain an SUP. It is Staff’s opinion that this residence is adequately suited for an in-home daycare with a fenced in rear yard and driveway that can accommodate parking for multiple vehicles during drop-off and pick-up of children.

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

It is Staff’s opinion that the proposed use will not adversely affect surrounding properties. If any concerns emerge regarding excessive noise, parking, traffic flow, or other impacts on nearby property owners while the SUP is active, Staff may undertake a review of these concerns and consider initiating the process to revoke the SUP.

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

This property has been occupied, by various families since it’s construction in 1983. The applicant moved to the subject site within the last year.

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

There would be no substantial gain to the public health, safety, and welfare if the SUP were to be denied. The applicant would be limited to a maximum of six (6) children within the daycare if the SUP were denied. The overall impact to the public primarily stems from additional traffic, which is minimal considering the context of the area.

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

See the Staff Recommendation at the end of this report.

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

The proposed in-home daycare will not change the primary land use as a single-family residential home. The land use is in conformance with the Future Land Use Map designation of Suburban Density Residential.

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

Adequate utilities exist on the site. There is no anticipated impact on police, fire, schools, or park facilities.



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

The subject property features a two-car garage and a driveway capable of accommodating four vehicles. The applicant has stated that they own two vehicles, both of which will be parked in the garage. Additionally, the applicant stated that they occasionally have visitors that require accessibility accommodations and must utilize the driveway to simplify access to the residence. The applicant encourages parents to use the driveway for drop-offs and pick-ups and plans to maintain this practice. An employee, who does not reside at the home, has been directed to park their vehicle in front of the daycare to ensure that parents can make full use of the driveway during peak times. Furthermore, the applicant has indicated that pick-ups and drop-offs occur at staggered intervals in the mornings and evenings to reduce the number of vehicles on-site at any one time. Based on these planned operational practices, there should be no impact to parking on the street outside the bounds of the applicant's frontage.

Staff notes that some areas near the applicant's home are designated as "No Parking" along the east side of Twilight Lane. The applicant, the employee, and all clients will need to abide by all parking restrictions.



**Exhibit 3: An aerial view of the subject site is illustrated as a red polygon, with the no parking area along Twilight Lane indicated by a yellow line.**

Although Staff does not foresee parking issues arising from this use, Staff recommends a condition of approval requiring the daycare employee traveling to the site to park their vehicle as close to the home as possible to minimize any potential impact on neighborhood parking concerns. Staff does not expect any adverse effects on the capacity or safety of the existing street network.



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

Staff does not anticipate the proposed daycare generating excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm.

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

There are no plans for site work or construction that would increase the impervious area of the site or adversely affect the capacity or water quality of the stormwater system or natural assets.

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

The operation of a residential daycare is regulated in [Section 4-1-B-23](#) of the Unified Development Code. The applicant is required to comply with regulations such as licensing and number of employees and children. The applicant has complied with applicable processes to date, and it is the opinion of Staff that the applicant is able to satisfy the requirements of the zoning regulations.

## DEVIATIONS

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

## NEXT STEPS

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- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on November 19, 2024.
- The applicant should inquire about additional City requirements and fees.
- The applicant must obtain an updated Business License prior to opening for business.



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## RECOMMENDATION FROM PROFESSIONAL STAFF

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★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed Special Use Permit for Adventure Awaits.**

- The recommended duration of the SUP approval is three years to ensure the use does not create parking issues and is compatible with the neighborhood.
- The requested special use permit is for an in-home daycare for up to 12 children (*daycare, general use*) in the R-1, Single Family Zoning District.
- The project is consistent with Lenexa's goals through **Strategic Community Investment** to create **Vibrant Neighborhoods**.

### SPECIAL USE PERMIT

Staff recommends **APPROVAL** of SU24-11 - a special use permit for a *daycare, general use* for **Adventure Awaits** at 8132 Twilight Lane, for three years with one condition:

- 1) The daycare employee that does not live on-premise shall legally park their vehicle as close to the home as possible to mitigate any potential parking issues in the neighborhood.



Adventure Awaits Daycare  
8132 Twilight Ln.  
Lenexa, KS 66219

To whom it may concern,

I am the owner and operator of an in-home daycare, specializing in providing care for children aged 3 and under. Our daily routine is designed to foster a nurturing, safe, and engaging environment where children can thrive developmentally while feeling secure and comfortable.

Our day begins with the arrival of children between 7:30 AM and 9:00 AM, and we offer flexible, staggered drop-off times to ensure a smooth and calm transition for both children and parents. Once all the children have arrived, we begin our structured activities for the day.

From 9:00 AM to 11:00 AM, the children engage in outdoor play in our secure, fenced backyard. This time is spent enjoying age-appropriate outdoor activities that promote physical development, gross motor skills, and social interaction. The children have access to toys, play structures, and open space to explore, under close supervision.

Throughout the day, activities such as sensory play, story time, music, and simple arts and crafts are incorporated to stimulate creativity and early learning. These activities are adapted to the age and developmental stage of each child. For our toddlers, we often engage in early learning exercises, focusing on basic concepts like shapes, colors, and simple counting.


Nap times are scheduled based on the children's age group and individual needs. I currently care for two infants who typically take 2–3 naps per day, while our four toddlers, aged 12 months to 2.5 years, generally take one afternoon nap after lunch.

Our business hours are Monday through Friday from 7:30 AM to 5:30 PM. Parents typically pick up their children between 4:30 PM and 5:30 PM. I currently care for 6 children and would like to receive a permit with the goal of expanding enrollment to 12 children, allowing us to meet the growing needs of families in the area.

I have been operating my daycare for 5 years, previously in the city of Overland Park and I am committed to adhering to all city and state regulations. My passion is to provide high-quality childcare that supports the development and well-being of the children in my care, while also offering peace of mind to parents. I recently moved to the Lenexa neighborhood and am excited to contribute to the community by offering dependable and nurturing childcare.

Thank you for considering my application for this permit. I am eager to continue growing my business in full compliance with all local regulations and provide a safe, caring environment for even more children in our community.

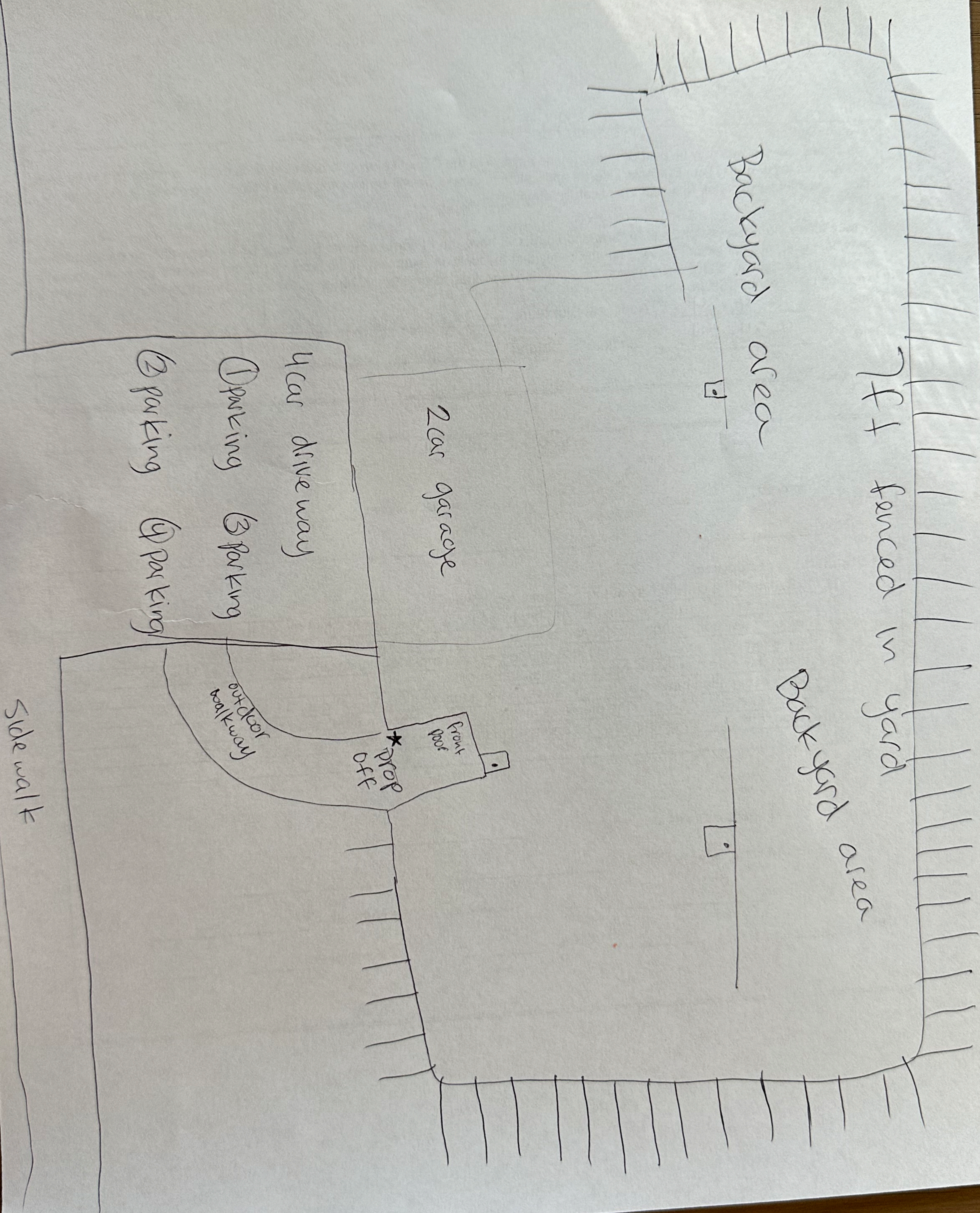
Sincerely,

Signed by:  
  
69D6B411795049D...

Joanna Orellana  
Adventure Awaits Owner



Sidewalk







SPECIAL USE PERMIT APPLICATION  
TO PROVIDE GENERAL HOME DAY CARE

17101 W 87th Street  
Lenexa, KS 66219

[www.lenexa.com](http://www.lenexa.com)

Phone: 913-477-7500  
Fax: 913-477-7730

ALL APPLICATIONS ARE DUE AT 12:00 PM ON THE SUBMITTAL DEADLINE

☐ New Application

☐ Renewal

\$350.00

Appl  
Date:  
Fee  
Paid:  
Case  
No.:  
Meeting  
Date:

Applicant Name:

Joanna Orellana

Primary  
Phone:

913-549-6185

Zip Code:

66219

Address:

8132 Twilight Ln.

Secondary  
Phone:

Day Care Name:

Adventure Awaits

E-Mail:

Joanna.Orellana.25@gmail.com

Property Zoning Designation:

(if not known, can be supplied by staff)

Name of Subdivision:

Is there a Homes Association for this subdivision?

Yes

☐

No

☒

Note: If so, do they have any regulations prohibiting in home day care?

Total number of children which care will be provided:

12

Note: Day care is limited to providing care for no more than 12 individuals. Total number of children must include the day care provider's children under 16 years of age.

Number of providers living in the home:

1

Number that do not live in the home:

1

Note: The daycare provider shall reside on the premises and have not more than 1 employee that does not reside in the home.

Hours of operation:

Days of week:

Monday - Friday

Hours:

7:30 AM - 5:30 PM

Where will the outdoor activity area be located?

Back yard

☒

Side Yard

☐

Note: Outdoor activity areas shall not be located in the required front yard.

Provide a plot plan or sketch of the home showing the following:

- Location and number of parking and/or drop-off spaces;
- Location and type of facilities/equipment for the required outdoor activity area;
- Location, type and height of fencing.

(City may have a plot plan on file, please ask.)

Provide a written narrative of the day to day operations / daily schedule to include the following:

- Describe the daily activities / schedule;
- Drop off/pick up times;
- # of all day participants and ages;
- # of before/after school participants and ages.

Have there been conversations with adjacent neighbors to determine whether or not they have objections to this business? Please describe:



Along with this application, a copy of the State of Kansas License or Application for License must be submitted.

Application information and accompanying site plans are reviewed by the City staff, which includes representatives from Community Development, Development Engineering, Building Inspection, Fire, and Police.

After reviewing the plans, the City staff prepares staff comments that are e-mailed to the contact person and that subsequently must be addressed and resubmitted by the applicant according to the required schedule. Resubmittals must include a letter addressing all staff comments and questions in writing.

The following supplementary use standards shall apply to in-home day care:

See Section 4-1-B-23 SUPPLEMENTARY USE REGULATIONS.

**Duration Of Permits:**

The initial special use permit for general daycare centers that are located in residential or agricultural zoning districts shall be valid for a maximum of 10 years from the date of approval. Internal reviews will be conducted by staff every two years.

A Special Use Permit may be revoked at any time by the Governing Body upon a determination that the business is in violation of the standards of the Section or any other City Code requirement.

I hereby affirm the above statements are true and correct. I have read Lenexa's Home Business Regulations and agree to abide by them and any stipulations added below. I hereby certify that the location (address) of the proposed home business (as noted above) is used as my permanent and primary residence. I understand that false information or violation of any stipulation could result in revocation of the permit / license.

Date: 9-24-24

Applicant Signature:

Julma Oullen

Date: 9-24-24

Property Owner :  
Signature

Julma Oullen

Revised 09/24/24



**SPECIAL USE PERMIT**

If you need assistance, contact the Department of Community Development at 913-477-7500.

**ALL APPLICATIONS ARE DUE AT 12:00 NOON ON THE FILING DATE**

☐ New Application      ☐ Renewal

	FEES
<input checked="" type="checkbox"/> Less than 1 acre	\$350.00
<input type="checkbox"/> 1.1 to 3 acres	\$450.00
<input type="checkbox"/> More than 3 acres	\$550.00

Office Use Only
Fee Paid: \$
Date Paid:
Case No.:
Meeting Date:

Proposed Use of Property: \_\_\_\_\_  
 Present Use of Property: \_\_\_\_\_  
 Proposed Term for Special Use Permit: \_\_\_\_\_  
 Location/Address: 8132 Twilight Lane Lenexa KS 66219  
 Parcel/Tax ID: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 Acreage: \_\_\_\_\_  
 Zoning: \_\_\_\_\_

**Legal Description:** An electronic legal description of the property must be provided.

- Special Use Permits require plan approval. Please check with Staff to determine whether both preliminary and final plan approval will be required.
- If applicant is anyone other than the fee simple owner, signature of the fee simple owner designating the applicant as the authorized agent for all matters concerning this request must be submitted in writing with this application.

**APPLICANT INFORMATION**

**OWNER OF RECORD:**

Name Joanna Orellana  
 Address 8132 Twilight Ln.  
 City Lenexa Zip 66219  
 Phone 913-549-6185  
 Email Joanna.Orellana25@gmail.com  
 Date 9-24-24  
 Signature Joanna Orellana

**CONTACT PERSON:**

Name Joanna Orellana  
 Address 8132 Twilight Ln.  
 City Lenexa Zip 66219  
 Phone 913-549-6185  
 Email Joanna.Orellana25@gmail.com  
 Date 9-24-24  
 Signature Joanna Orellana



## Special Use Permit AFFIDAVIT

STATE OF KANSAS     )  
                                  ) S.S.  
COUNTY OF JOHNSON    )

I Joanna Orellana, being duly sworn upon our oath and being of  
Name of Property Owner  
sound mind and legal age, depose and state that:

1. Joanna Orellana is the owner of property located at approximately  
Name of Property Owner

8132 Twilight Ln, in the City of Lenexa, Kansas, Johnson County.  
Address or Vicinity of Property

2. I have the legal authority to bind Joanna Orellana, as the Applicant, the  
Authorized Person

authority to authorize the filing of land use applications on the Property.

3. I have authorized Joanna Orellana to file an application for  
Authorized Person

a Special Use Permit on the property described above, and do  
Rezoning/Special Use Permit

affirm that I have the authority necessary to grant such.

Joanna Orellana  
Signature of Property Owner

Name: Joanna Orellana  
Print name of Property Owner

Title: Owner

Subscribed and sworn to before me this 24<sup>th</sup> day of September, 2024.



[Signature]  
Notary Public

My Commission Expires:

10/20/2025



# Kansas Department of Health and Environment License

Family Child Care Home  
License No. 0077877-009

Licensee: Joanna Stephanie Orellana

Facility: Adventure Awaits Daycare

Located at: 8132 Twilight Ln  
Lenexa, KS 66219



08/31/2025

In the county of: Johnson

Having filed an application and having agreed to comply with the laws and regulations of the State of Kansas governing Family Child Care Homes, Joanna Stephanie Orellana is hereby authorized to care for

a maximum of 12 children under the capacities outlined in K.A.R. 28-4-114(e).

This License is effective 08/26/2024 and remains in effect until the expiration date noted by the above sticker unless invalidated by a change of owner, operator, location or it is administratively closed.

Smoking is prohibited inside the day care home during hours of operation.

\*\* Local codes and ordinances may prescribe other requirements for the legal operation of this facility.

A handwritten signature in black ink that reads "Janet Stanek".

Janet Stanek, Secretary  
Kansas Department of Health and Environment

Page : 1 / 1

Page : 1 / 1



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**ALL APPLICATIONS ARE DUE AT 12:00 NOON ON THE FILING DATE**

☐ New Application

☐ Renewal

	FEES
<input checked="" type="checkbox"/> Less than 1 acre	\$350.00
<input type="checkbox"/> 1.1 to 3 acres	\$450.00
<input type="checkbox"/> More than 3 acres	\$550.00

Office Use Only
Fee Paid: \$
Date Paid:
Case No.:
Meeting Date:

Proposed Use of Property: Daycare - More than 6 kids  
 Present Use of Property: Daycare limited  
 Proposed Term for Special Use Permit: 10 years  
 Location/Address: 8132 Twilight Lane Lenexa KS 66219  
 Parcel/Tax ID: \_\_\_\_\_  
 Subdivision: Lackman Estates  
 Acreage: .2 acres  
 Zoning: R1

**Legal Description:** An electronic legal description of the property must be provided.

- ➔ Special Use Permits require plan approval. Please check with Staff to determine whether both preliminary and final plan approval will be required.
- ➔ If applicant is anyone other than the fee simple owner, signature of the fee simple owner designating the applicant as the authorized agent for all matters concerning this request must be submitted in writing with this application.

**APPLICANT INFORMATION**

**OWNER OF RECORD:**

Name: Joanna Orellana  
 Address: 8132 Twilight Ln.  
 City: Lenexa Zip: 66219  
 Phone: 913-549-6185  
 Email: Joanna.Orellana25@gmail.com  
 Date: 9-24-24  
 Signature: Joanna Orellana

**CONTACT PERSON:**

Name: Joanna Orellana  
 Address: 8132 Twilight Ln.  
 City: Lenexa Zip: 66219  
 Phone: 913-549-6185  
 Email: Joanna.Orellana25@gmail.com  
 Date: 9-24-24  
 Signature: Joanna Orellana



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SU24-11

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**From** Terri Dexter <terridexter@hotmail.com>  
**Date** Wed 10/16/2024 10:32 PM  
**To** CD Planning <Planning@lenexa.com>

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

I am writing to comment on the Planning Commission Special Use Permit 24-11 Day Care request.  
I live 2 houses up from the resident that is requesting this permit.

I've spoken with a couple of my neighbors and there are concerns. Mine are basically this, this is on a curved road. It has a hazardous sight distance problem there that is why there is "No Parking" all the way from 82<sup>nd</sup> Street south to 15331 W. 81<sup>st</sup> Terrace on the east side of the street.  
I myself have room for 1 car in front of my residence between my & the mailbox of my neighbor (Barbara Rowe) 8128 Twilight, who also frequently has visitors who have to take that 1 spot.

The address that wants this permit has several cars parked on their property and street already. I have attached pictures I took yesterday from my driveway. It shows the lack of parking. We have already noticed people parking across the street in the no parking zones frequently since the day care started.

I request that the day care SU permit be denied.

Thank you,  
Terri Dexter  
15416 W 81st Terrace









Sent from my iPhone



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**Re: Permit for adventure awaits daycare/SU 24–11**

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**From** Stephanie Sullivan <ssullivan@lenexa.com>  
**Date** Thu 10/17/2024 12:07 PM  
**To** Barbara Rowe <rowebe52@gmail.com>; CD Planning <Planning@lenexa.com>

Hello Barbara,

Thank you for your comment. We will pass this along to the Planning Commission when the Special Use Permit is on their agenda. Can you please provide your address for the record?

**Stephanie Sullivan, AICP**  
*Planning Manager*

**Community Development Department**  
**City of Lenexa, Kansas**  
17101 W. 87<sup>th</sup> Street Parkway, Lenexa, KS 66219  
[ssullivan@lenexa.com](mailto:ssullivan@lenexa.com) | 913-477-7712 | [www.lenexa.com](http://www.lenexa.com)

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

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**From:** Barbara Rowe <rowebe52@gmail.com>  
**Sent:** Wednesday, October 16, 2024 5:14 PM  
**To:** CD Planning <Planning@lenexa.com>  
**Subject:** Permit for adventure awaits daycare/SU 24–11

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

There has been parking on both sides of the street when parents are dropping children in the mornings. It is my understanding that there is no parking on street parking ordinance in place for this area. I also have been made aware that the permit has been requested for 12 children. I feel that there will be a negative impact.

An extra concern is, she indicated that children would be ages two and under. There is the matter of disposal of diapers... for so many Children.  
How will we be notified of the results of this permit thank you for your service to Lenexa community

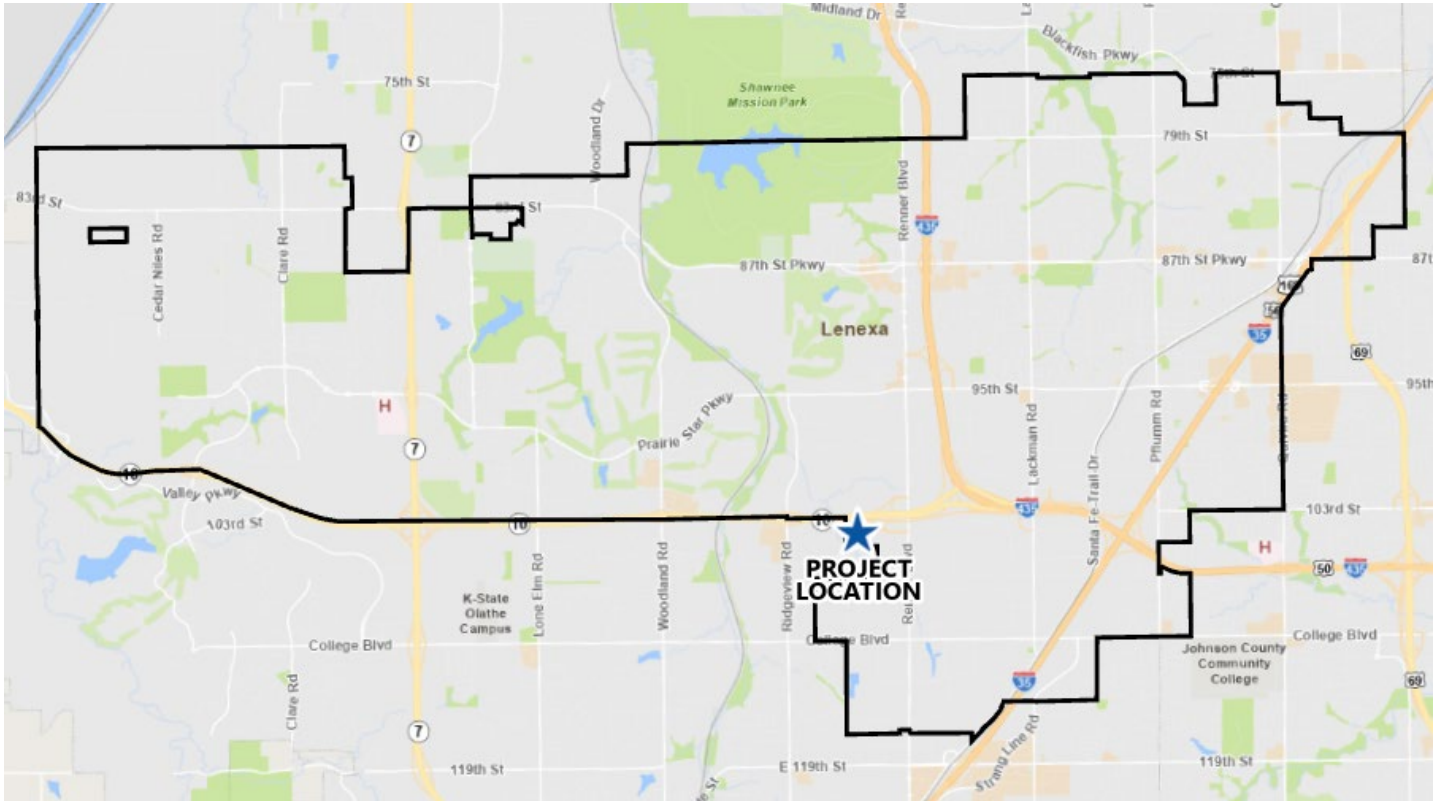
Thanks,

Sent from my iPhone



## SHOOT 360

<b>Project #:</b>	SU24-12	<b>Location:</b>	17255 College Boulevard
<b>Applicant:</b>	Ellen Hailey-Trakas, Trakas + Trakas	<b>Project Type:</b>	Special Use Permit
<b>Staff Planner:</b>	Noah Vaughan, Kim Portillo AICP	<b>Proposed Use:</b>	Personal Instruction, General



## PROJECT SUMMARY

The applicant is requesting approval of a special use permit (SUP) for a personal instruction, general use in the BP-2, Planned Manufacturing District. Shoot 360 is a basketball training facility offering indoor basketball training through instruction as well as machine simulators. The facility contains 12 single-use stations that help track data and analytics for individuals. The building will also contain a full court and half court for group instruction. The proposed location is a 19,391 SF tenant space in a multitenant building located at 17255 College Boulevard. This project requires a Public Hearing.

**STAFF RECOMMENDATION: APPROVAL FOR THREE YEARS**



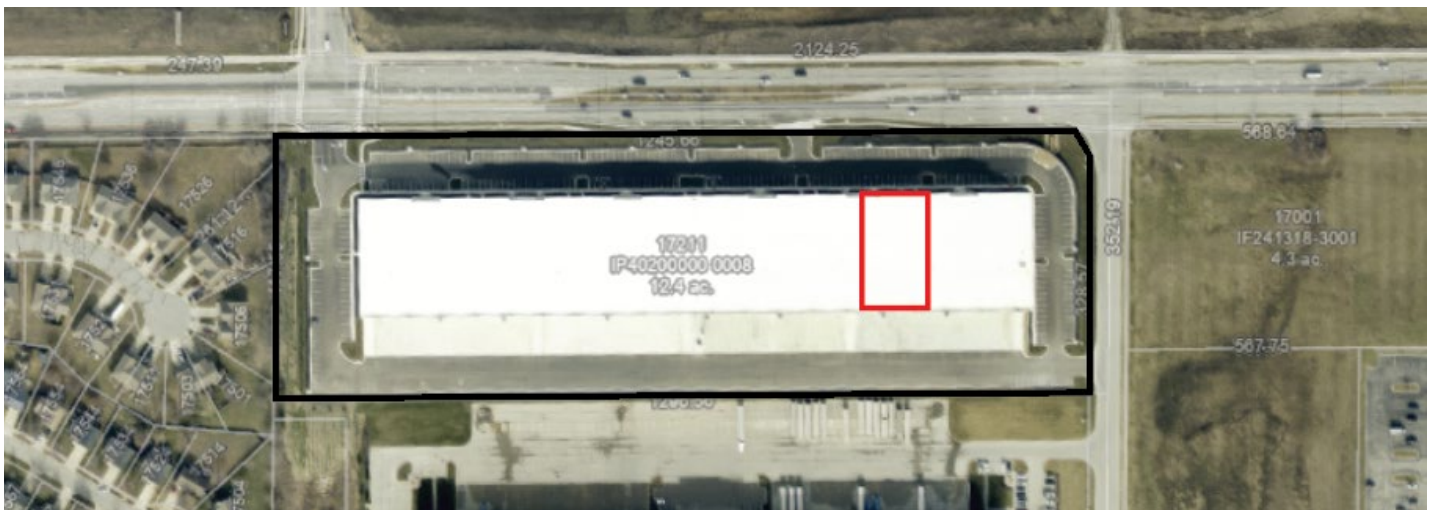
## SITE INFORMATION

The subject property was part of a larger rezoning and preliminary plan for Lenexa Logistics Centre in 2013. At that time, RZ13-02 rezoned the property from AG, Agricultural Zoning District to BP-2, Planned Business Park District and PL13-02P provided a companion preliminary plan for the development of ten buildings on a 120-acre site.

In 2016, the property was included as part of a revised preliminary plan application, PL16-03PR, to grant setback deviations for a different lot in the overall development. The subject property was not modified from the 2013 preliminary plan approval with the revised preliminary plan.

A one-lot final plat, called Lenexa Logistics Centre, Seventh Plat, was approved for this site by the Planning Commission on June 6, 2022 (PT22-12F). The plat was accepted by the Governing Body on June 21, 2022. A staff review final plan (PL22-10F) for office and warehouse space was also approved in 2022 and the building construction began the same year and was completed in 2024.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
12.4 ac	19,391 SF	BP-2	Business Park



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



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



## LAND USE REVIEW

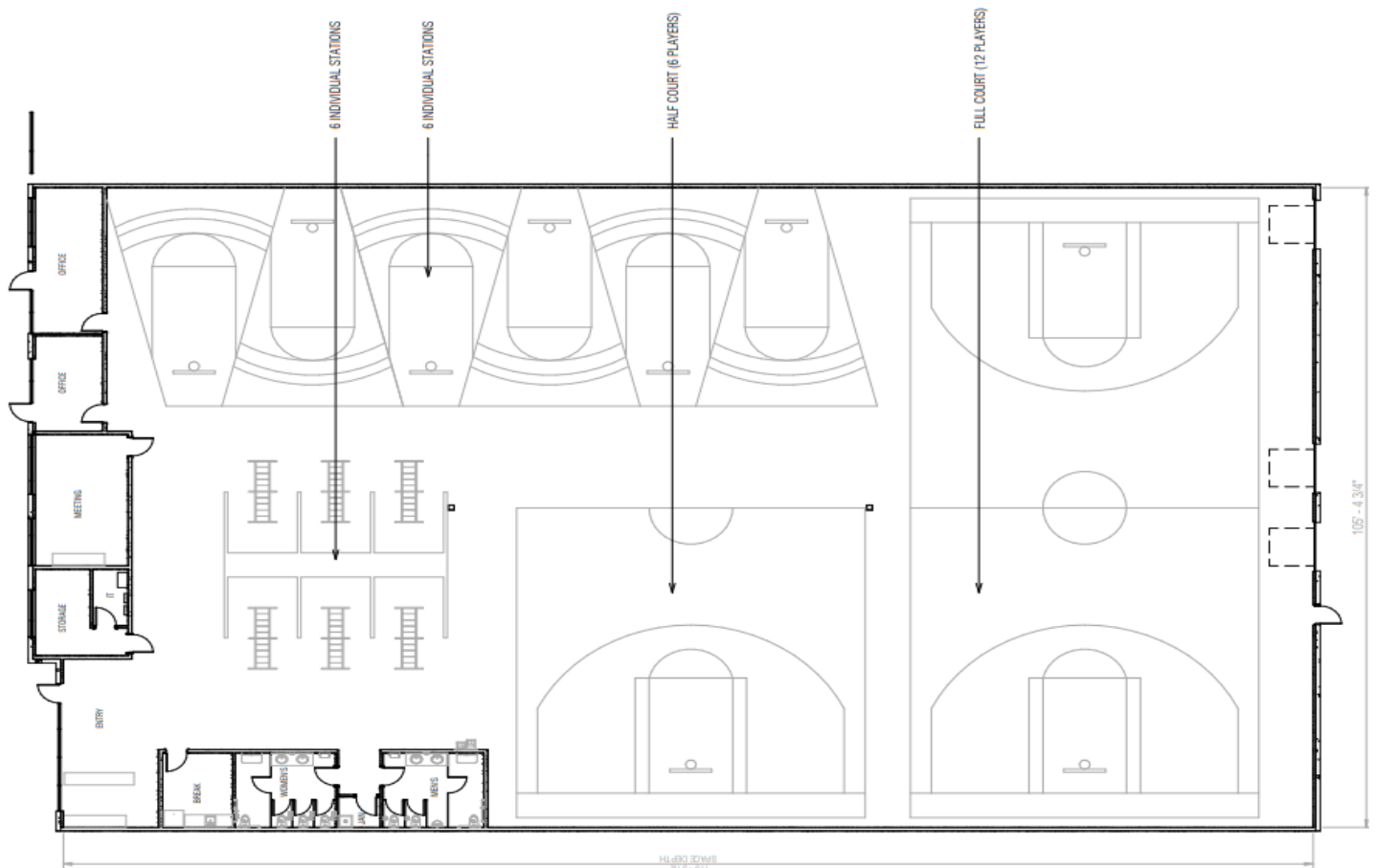
The proposed tenant is Shoot 360, a youth basketball training center. This use is classified as *personal instruction, general*, by the Unified Development Code (UDC).

The UDC specifies two classifications of personal instruction: limited and general.

*Personal instruction, limited* is permitted by right in the BP-2 Zoning District. To be considered as “limited”, the use must not exceed to 5,000 SF or 20 percent of the total floor area of the building, whichever is greater. If either of these thresholds is surpassed, the use is categorized as *personal instruction, general*, and requires a special use permit in the BP-2 Zoning District.

The proposed use, at 19,578 SF, exceeds the 5,000 SF threshold for limited use, thereby classifying it as *personal instruction, general* and requiring a special use permit.

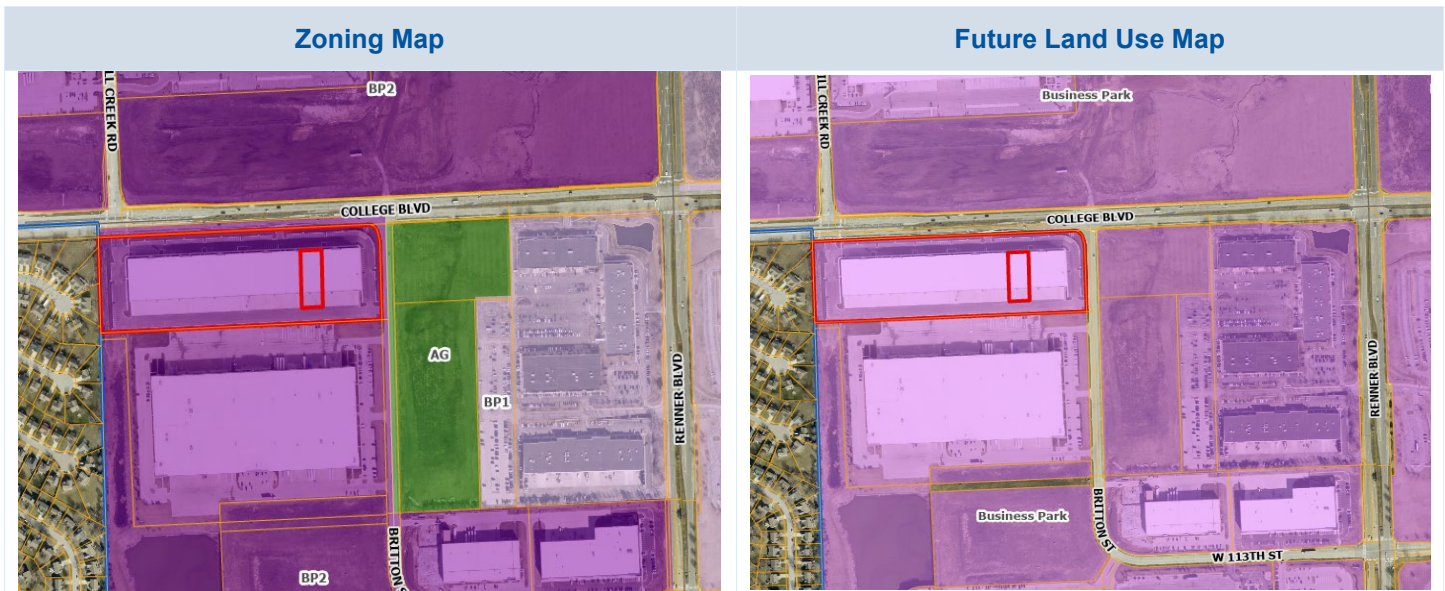
Shoot 360’s hours of operation will vary depending on season and demand. The business will operate from 2:00 PM to 9:00 PM during the school year, with peak hours between 5:30 PM – 6:00 PM. During the summer, the business will be open from 9:00 AM – 9:00 PM. This also means the facility will be operating at a lower capacity throughout the day as the hours of operation would be longer in the summer. The applicant states that the business plans to operate with 5 employees.



**Exhibit 3: Floor Plan**



The facility itself is comprised of 12 training stations, a half-court station that could accommodate 1-3 trainees at a time, and a full-court station that could accommodate 6-20 trainees at one time. It is likely that larger groups would be using the full court outside of peak hours which may reduce potential impacts to parking and traffic at the property. The business plans for approximately 35 trainees and five employees for a peak occupancy of 40 people within the facility.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Business Park	BP-2, Planned Manufacturing District	Unoccupied, Warehouse/Office
<b>North</b>	Business Park	BP-2, Planned Manufacturing District	Vacant
<b>South</b>	Business Park	BP-2, Planned Manufacturing District	Warehouse
<b>East</b>	Business Park	AG, Agricultural District	Vacant
<b>West</b>	Property outside of Lenexa	N/A	Single-Family Residential



## SUPPLEMENTARY USE REGULATIONS

There are supplementary use regulations to consider for a *personal instruction* use within a business park. Staff provides the follow analysis to the supplementary use regulations criteria within [Section 4-1-B-23-AC](#) of the UDC:

- 1. The initial special use permit shall be valid for a maximum of 3 years from the date of approval. The first renewal and all subsequent renewals may be approved for up to 10 years, provided all standards of performance are being met.**

This is the applicant's first special use permit for a *personal instruction* use at the subject site. After reviewing supplementary use regulations and special use permit review criteria, Staff recommends this initial special use permit be valid for three years.

- 2. All uses are required to meet all applicable Building Code, zoning district, and Fire Code standards for public occupancy.**

Staff has communicated to the applicant the requirements to meet applicable building, zoning, and fire code standards for public occupancy. A building permit and certificate of occupancy application has been submitted and is under review, pending consideration of the special use permit.

- 3. The special use permit may be revoked at any time by the Governing Body upon a determination that the use is in violation of the stipulations of approval, standards of this Section or any other City Code requirement.**

Staff has communicated to the applicant the City's right to revoke any special use permit upon determination that the use is in violation of conditions of approval, standards of the supplementary use regulations, or any other City Code requirement.

- 4. All functions shall be within enclosed buildings. Exceptions may be approved for outdoor activity areas such as drivers training and similar functions, incidental to the use.**

All functions will be located within the building.

- 5. Hours of operation may be restricted to minimize the impact of the commercial use on adjoining properties.**

Several tenant spaces in the building are unoccupied, leaving their hours unknown. The one space with a known tenant will be a light industrial use, with typical business hours. The proposed facility will generally operate in the late afternoon and evening during the school year, with peak hours between 5:30 PM and 6:00 PM. During the summer, the facility will operate extended hours from morning to evening but anticipate operating at approximately 50% capacity during those times because hours are twice as long and clients will be spread out throughout the day. It is Staff's opinion that the proposed facility's hours of operation will not adversely impact adjoining properties.

- 6. Adequate off-street parking shall be provided to meet the needs of the personal instruction use. No on-street parking or loading facilities shall be permitted in association with such activity. The use shall not cause undue traffic congestion or accident potential given anticipated business and the design of adjacent streets, intersections, and traffic controls.**

See the traffic and parking analysis further in this report.



- 7. Whenever possible, vehicular, and outdoor use areas should be designed to reduce impacts to adjoining properties. To protect neighboring property from potential loss of use or diminishment of land value, the Community Development Director may recommend, and the Planning Commission may approve an increase of the land use buffer factor for approved vehicular and outside use areas.**

The subject site is a tenant space situated in a middle unit of a multitenant building. The proposed use is not of greater intensity than adjoining uses in the building. This is a new construction building that received plan approval in 2022. Appropriate buffers for the entire building, as a warehouse and office use, were required at that time. Staff does not believe the proposed facility will increase the likelihood of potential loss of use or diminishment of land value; therefore, no additional land use buffers are required.

- 8. Personal instruction uses located within business parks shall be located, scaled, and oriented to compliment the surrounding business park. The following additional criteria shall be used in determining the size, type, and location of these uses:**

- a. Safe Vehicular Access: The use shall not cause undue traffic congestion or accident potential given anticipated business and the design of adjacent streets, intersections, and traffic controls. Circulation patterns should be designed to accommodate the traffic reasonably anticipated at such a facility.**

Staff does not anticipate undue traffic congestion or accident potential. There are three drive entrances that serve the multitenant building, one on Britton Street and two along College Boulevard. The easternmost drive from College Boulevard is closest to this tenant space and would likely become the primary entrance for visitor traffic once users become familiar with the location, as it aligns with the front entrance to the building. Vehicles from this use will not be in conflict with truck traffic for other uses to the building, which will park on the south side of the building.

- b. Proximity to other existing and proposed similar uses. Locations along the fringe of business parks and with direct access and visible from major roadways are preferred.**

The proposed facility is not near other existing *personal instruction* uses but does have direct access and visibility to the major roadway, College Boulevard.

- c. Provisions of adequate evening hour illumination of the surrounding area.**

Staff believes there is adequate evening hour illumination along the street and on the subject site.

- d. Proximity to existing heavy industrial and distribution uses necessary to minimize conflicts with the general public entering the area.**

The proposed location will not conflict with existing heavy industrial and distribution uses. Expected users of this building are smaller to medium industrial or office tenant that can operate within a multitenant space of approximately 10,000 to 20,000 SF.

- e. Ability to protect surrounding business park uses from any negative impacts from the use.**

Staff is of the opinion that the proposed facility for *personal instruction* use will not negatively impact surrounding business park uses.



- f. **Locations should be selected to limit or restrict the mixing of passenger vehicles with delivery vehicles especially within loading and truck maneuvering areas. Restrictions may be placed on the commercial use that limits the type and amount of traffic in order to ensure compatibility with the surrounding land uses, safe site ingress and egress, and on-site maneuverability. Such facilities may be required to submit a traffic impact study to the Transportation Manager for review and approval.**

Multiple tenant spaces in the building are vacant. These tenant spaces could potentially house warehouse or office uses. If warehousing uses were to occur, truck traffic would be directed to the south side of the building while users of this space would park and access from the north side of the building.

Truck traffic would most likely use the western entrance along College Boulevard or the entrance from Britton Street, which provide the most direct access to the loading dock area of the building. Users of the proposed personal instruction, general use would most likely use the eastern entrance along College Boulevard, as it is the most direct to the tenant space.

## SPECIAL USE PERMIT REVIEW

The *personal instruction* use is classified either as *limited* or *general*. The distinguishing feature between the two classifications is primarily the size and proportion of the facility to the multitenant building it occupies. Shoot 360 is classified as a *personal instruction, general* use because the proposed 19,578 SF facility exceeds the 5,000 SF threshold that would apply to *personal instruction, general* rather than *personal instruction, limited*. Due to this threshold, a special use permit is required. In the BP-2 Zoning District, *personal instruction, limited* uses are allowed by right while *personal instruction, general* uses require a special use permit.

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

### 1. The character of the neighborhood.

The surrounding properties are mostly warehousing and office space, or vacant space that is zoned for additional warehousing and office space. The agriculturally zoned property to the east is determined by the Future Land Use map to be utilized for Business Park and could be used similarly to the rest of the surrounding properties. To the west is an adjacent residential neighborhood that is within the city of Olathe. Given these surrounding uses, no conflicts with the proposed use are anticipated to impact the character of the area.

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

Table 1 addresses the zoning of the surrounding properties. No issues with zoning compatibility are anticipated with the proposed special use.

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

*Personal instruction, general* uses are allowed as a special use within the BP-2 District. It is the opinion of Staff that the property, as currently developed, provides the access and parking required for the proposed use.



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

Only one other tenant space in the building is occupied and is currently utilized for primarily warehousing with accessory offices. Staff does not anticipate that there will be significant impacts with noise or traffic with the proposed special use, given the maximum occupancy that would be in the building at any one time. In addition, the peak hours of operation and staggered training times will reduce any of these potential impacts.

The rear side of the building will not be utilized as this is a loading area and Shoot 360 would not use this space to operate their proposed use. All activities related to the proposed use will be indoors. The special use permit may be revoked if it is found that the use causes adverse effects on surrounding property.

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

A final plan (PL22-10F) and a final plat (PT22-12F) were both approved in 2022, and the building construction was completed in 2024. The other tenant, Bode Technologies, currently has a Temporary Certificate of Occupancy at the site and is working on an active building permit for their tenant space. The remaining tenant spaces in the building are currently unoccupied.

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

Staff does not see any gain to public health, safety, and welfare from denying this application.

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

See Staff's recommendation at the end of this report.

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

Approval of this Special Use Permit would align with Goal 13, Strategy 13.1 of Lenexa's Comprehensive Plan: "*Continue to reinvest in high quality parks, recreational facilities, programming, and cultural opportunities*". Approval of Shoot 360 would add another unique, recreational asset to the City of Lenexa per the objective of Goal 13 in this Comprehensive Plan.

The property is also designated by the Future Land Use map within the Business Park category. While this is primarily intended for commercial and industrial uses, the current zoning allows for *personal instruction* uses subject to the supplementary regulations of [Section 4-1-B-23-AC](#).

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

Utilities are available to the site. It is not anticipated that the proposed use would generate additional need for city services.

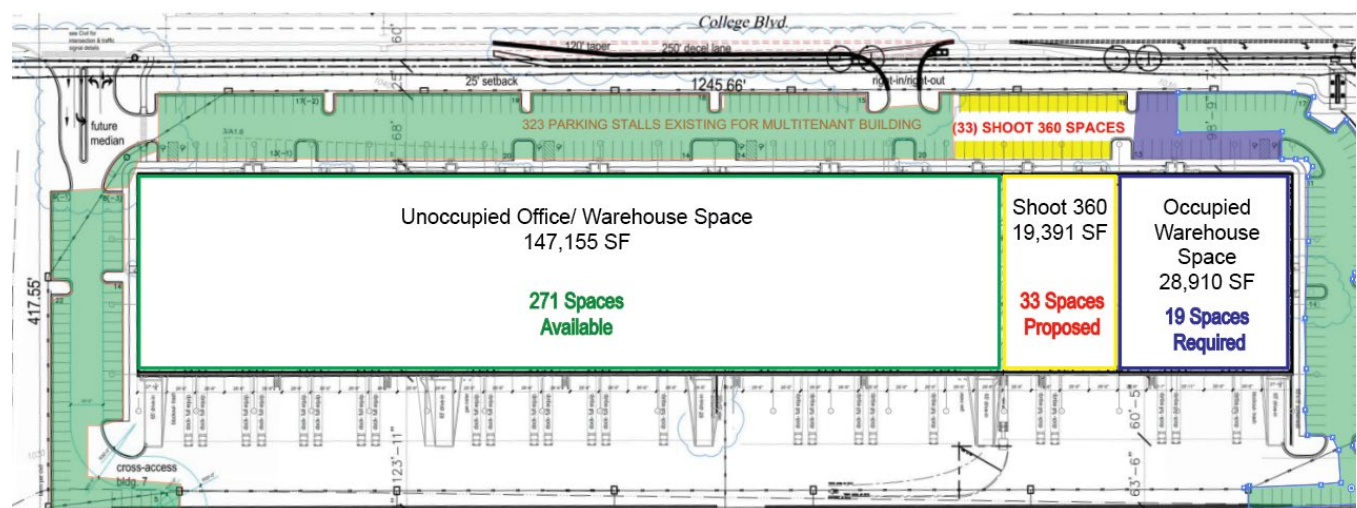


**10. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network influenced by the use, or present parking problems in the vicinity of the property.**

The building has a total of 323 parking spaces, with 33 spaces dedicated to this tenant space by the building owner. The code required minimum is 23 spaces based on maximum attendance and number of employees.

Multiple tenant spaces in the building are still unoccupied, but anticipated uses include office and warehouse. The previous final plan was approved with a parking count that assumed 30% of the building as office space and 70% of the building as warehouse. Individual tenant spaces were not designated for a specific use. In calculating the required need of the entire building, Staff kept the ratio for the remainder of the building at 30% office and 70% warehouse. There is sufficient parking to meet the need of the proposed use and other tenants in the building, with acknowledgement that uses may change within the building and parking may be shared between tenants.

The required spaces for this use are located at north side of the building near the front entrance and are separate from truck traffic and dock loading areas which are located on the south side of the building. Staff does not have concerns about the parking or traffic generated by the proposed use.



**Exhibit 4: Parking**

**TABLE 2: PARKING ANALYSIS**

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
Warehouse/Office 52,819 SF Office 123,245 SF Warehouse	1 space per 250 SF 1 space per 1500 SF	211 82	290	- 3
Personal Instruction, General 19,391 SF 35 attendees max 5 employees max	.5 Spaces per person in the largest class. If multiple classes are going on at the same time, .5 spaces per person for each class + 1 space per employee	23	33	+ 10
<b>Total</b> <b>195,456 SF</b>	n/a	<b>316</b>	<b>323</b>	<b>+ 7</b>



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

It is not anticipated that the proposed use will generate excessive stormwater runoff, water pollution, noise pollution, nighttime lighting, or other environmental harm. No additional exterior lighting will be added. The tenant finish for the space will include acoustical batt insulation, to prevent any noise disruption to adjacent tenant spaces.

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

The proposed personal instruction use will be located within an existing industrial and office building. No site improvements are planned. There will be no adverse effects on the capacity or water quality of the stormwater system or natural assets.

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

The applicant is capable of meeting the zoning requirements and supplementary use regulations for a *personal instruction*, *general special use permit*.

## DEVIATIONS

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

## NEXT STEPS

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- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on November 19, 2024.
- 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.



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## RECOMMENDATION FROM PROFESSIONAL STAFF

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★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed Special Use Permit for Shoot 360.**

- This is a request for a special use permit for a *personal instruction, general* use withing the BP-2, Planned Manufacturing Zoning District for a youth basketball training facility.
- The project is consistent with Lenexa's goals through **Responsible Economic Development** to create **Vibrant Neighborhoods**.
- The initial duration of this special use permit is limited to three years as required by [Section 4-1-B-23-AC-1](#) of the UDC, after which it may be extended for up to ten years for subsequent renewals.

### SPECIAL USE PERMIT

Staff recommends **approval** of SU24-12 - a special use permit for a personal instruction, general use for **Shoot 360** at 17255 College Boulevard for a period of three years.





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

## Shoot 360



0 100 200 400 Feet







To whom it may concern,

Shoot 360 is a high-tech basketball training facility that uses machine vision to track and provide an individual player's data and analytics in real time. All activities will be done inside the building, and not to exceed outside, including storage.

The best usage analogy is indoor golf simulators for basketball, where one player is in the bay at a time.

This facility in Lenexa would have 12 individual stations, which would accommodate a maximum of 12 players. There would also be a full court and half court for small group instruction, camps, and instructional clinics. Small group/ Personal Training done on the half court will be limited to 1-3 kids. Camps, clinics, and large group training will range from 6-20 kids, but these are typically done outside regular and peak hours.

The training sessions run one hour long. Parents still typically drop off their kids, run some errands, and return to pick them up after their session. Our primary market is 8 - 18-year-olds, male and female, averaging 70/30 male-to-female facility usage.

This facility will also typically have a staffing level of 4-5 people. Parking parameters for Shoot locations are typically 1.5/1,000 - 2.09/1,000. All drop-offs will occur at a parking spot, and drop-offs will not be done in the driving aisle.

Additionally, hours of operation vary depending on the season and demand. During the school year, business is typically open from 2-9 PM, but our business does not peak until 5:30 - 6:00 pm. During the summer hours, the facilities are generally open from 9 AM to 9 PM; we typically run at around 50% capacity because our hours are twice as long.

Please let me know if we can answer any additional questions.

Thanks,



**Bryce Beavers**  
Director of Construction  
509.398.7014 (Cell)  
[bryce.beavers@shoot360.com](mailto:bryce.beavers@shoot360.com)  
<https://www.shoot360.com/>



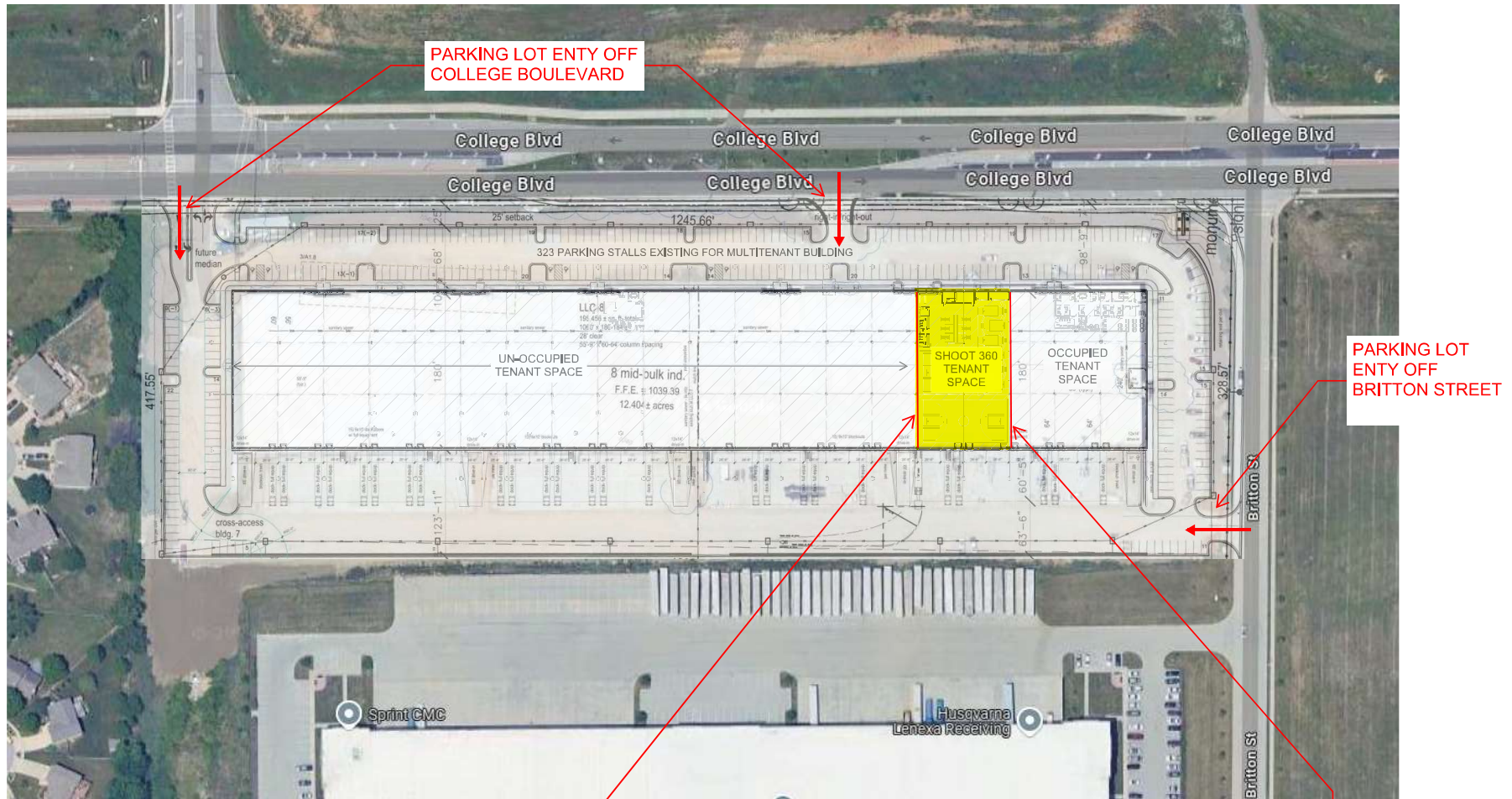




## SHOOT 360 LENEXA TENANT IMPROVEMENT

## SITE LOCATION & BUILDING | PG 2





Partition wall at west adjacent tenant space includes drywall at Shoot360 side and open studs on adjacent tenant side as it is not currently occupied. Future tenant to install similar acoustical batt insulation at the demising wall.

Partition wall at east adjacent tenant space includes acoustical batt insulation between wall studs

## SHOOT 360 LENEXA TENANT IMPROVEMENT

## TRAFFIC CIRCULATION | PG 3



ENTIRE MULTI-TENANT BUILDING

195,456 SQUARE FEET

323 TOTAL PARKING SPACES

SHOOT 360 TENANT SPACE

19,391 SQUARE FEET  
(10.07% TOTAL BUILDING)

**33 PARKING SPACES**  
IN EXISTING PARKING LOT  
ALLOTTED BY LANDLORD  
(Pro rata share per occupying  
10% of the building)

LENEXA MUNICIPAL CODE:  
SECTION 4-1-D-1 OFF-STREET PARKING

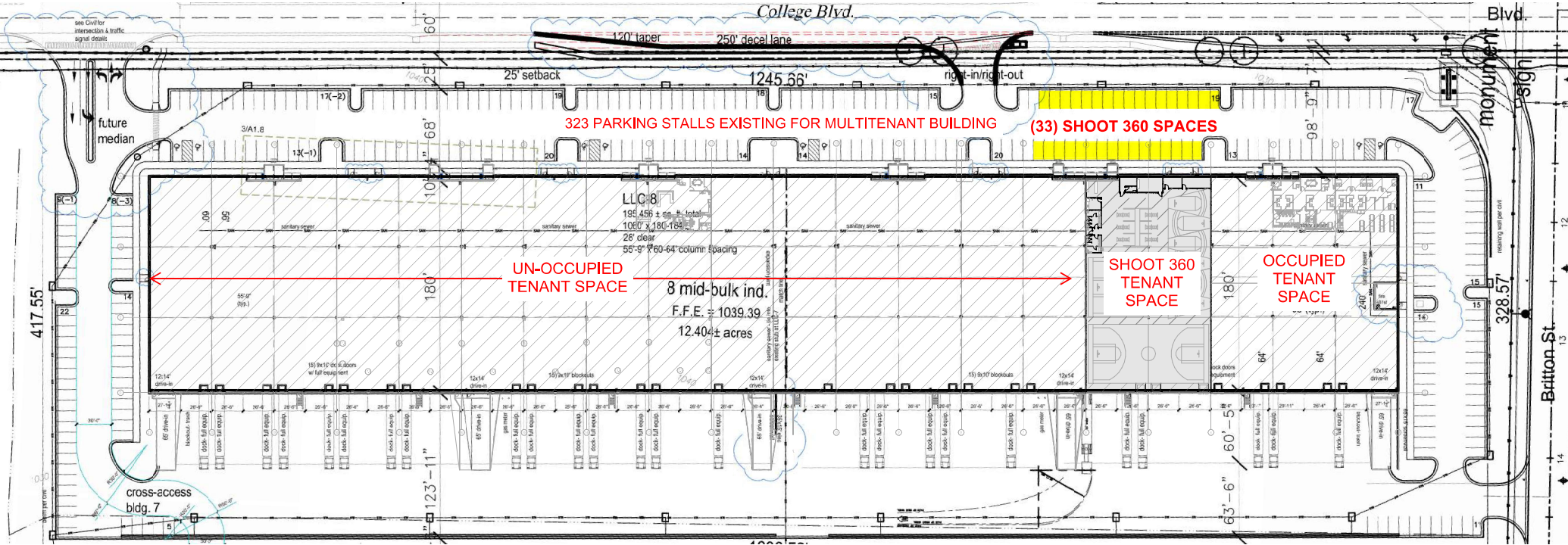
PERSONAL INSTRUCTION:  
0.50 spaces per person in largest class, if  
multiple classes are going on at the same  
time then 0.50 spaces per person for each  
class

Plus 1 space per employee

ASSUMED NUMBER OF PEOPLE

- 12 PERSONAL INSTRUCTION COURTS
- 3 HALF COURT MAX FOR SMALL GROUP/ PERSONAL TRAINING
- 20 FULL COURT MAX FOR LARGE GROUP TRAINING
- 35 PEOPLE IN CLASSES MAX
- x 0.50 SPACES PER PERSON
- = 18 SPACES + 5 EMPLOYEES

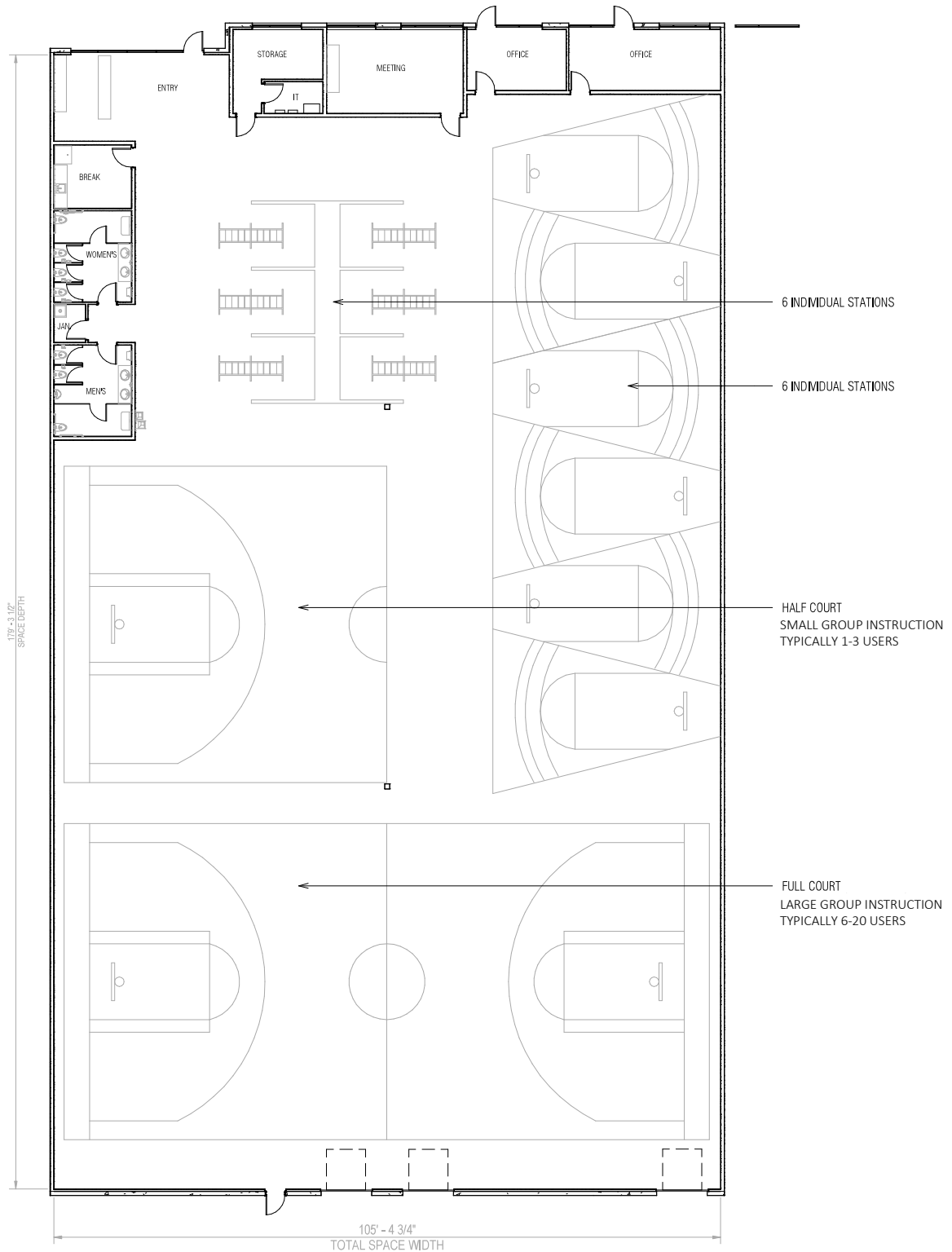
**= 23 SPACES REQUIRED PER CODE**  
**REQUIRED SPACES PER LENEXA CITY CODE IS SATISFIED**



Site Plan  
1" = 80'-0"

SHOOT 360 LENEXA TENANT IMPROVEMENT





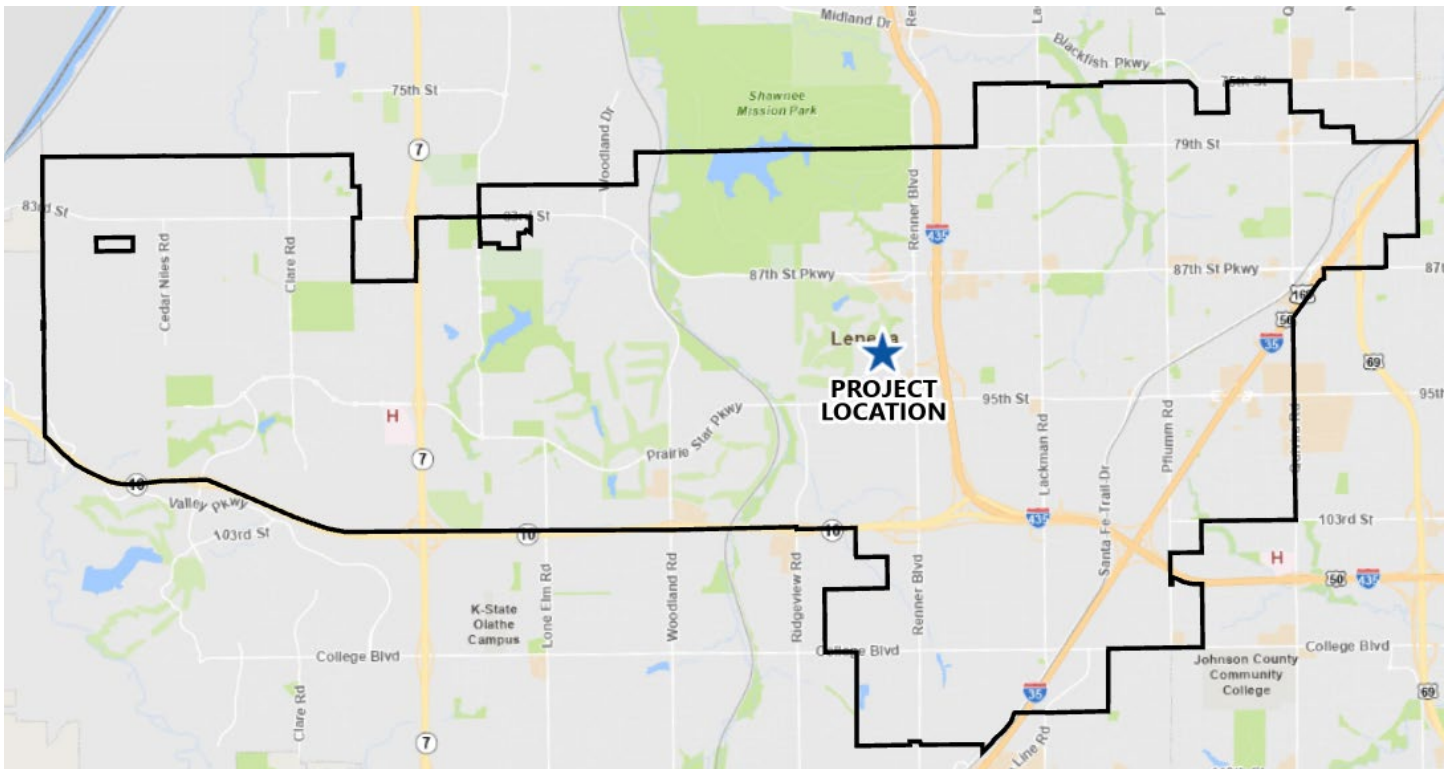
## Floor Plan

1/16" = 1'-0"



## ROSS CANYON

<b>Project #:</b>	RZ24-02 & PL24-06P	<b>Location:</b>	Near 93 <sup>rd</sup> Street between Mill Creek Road and Renner Boulevard
<b>Applicant:</b>	Tyler Burks, Petra	<b>Project Type:</b>	Rezoning & Preliminary Plan/Plat
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Multifamily Residential



## PROJECT SUMMARY

The applicant requests approval to rezone property near 93<sup>rd</sup> Street between Mill Creek Road and Renner Boulevard from the AG, Agricultural and R-1, Single-Family Residential Districts to the RP-3, Planned Residential Medium-Density and RP-4, Planned Residential High-Density Districts to allow multifamily residential development comprised of attached townhomes and apartments. The companion preliminary plan shows apartments on the east part of the site and townhomes and apartments on the west side of the site. Public streets will extend into the site to provide access to the different components of the development and to connect to existing developments to the east and west. The applicant requests a deviation from the Unified Development Code (UDC) for building height increases for the seven apartment buildings. A Public Hearing was completed for the rezoning request at the September 30, 2024 Planning Commission meeting. Staff encourages the Planning Commission to accept public comment at the November 4, 2024 meeting. The applicant made revisions to the plans based on discussion at the September 30, 2024 Planning Commission meeting.

## STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS



## REVISIONS TO PRELIMINARY PLAN

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The Planning Commission continued the application from the September 30, 2024 meeting with instructions for the applicant to address five items. The applicant and Staff presented a summary of the project at the September 30<sup>th</sup> Planning Commission meeting. The discussion for the November 4<sup>th</sup> meeting will focus on the changes to the project described as follows:

**1. Revise the building architecture to reflect the comments made in the Staff Report and during discussion from the Planning Commission.**

The building architecture is revised that include changes to the two westerly apartment buildings. Those two buildings now have similar design characteristics to the five apartment buildings on the east side of the site. The buildings incorporate gable elements and a mansard roof structure to conceal the roof-mounted mechanical equipment.

The revisions to the buildings on the east side of the site include more color variation among the wall planes and two different color palettes distributed among the five buildings. The buildings demonstrate more details and material changes among the wall planes.

The revisions to the townhome buildings are changes to the color of the units, variation in siding materials and patterns, and variations to window sizes and mullion patterns. These changes are more subtle in nature but create a sense of randomness from unit to unit within the same building and resolve the issue of a monotonous appearance of eleven very similar townhome buildings.

For comparison of the buildings, renderings of the original buildings and the revised design are provided in the Architecture section of the Staff Report. Exhibits have been labeled as **ORIGINAL SUBMITTAL** or **REVISED SUBMITTAL**.

**2. Reduce the height of Building 6 and Building 7 of Phase 2 and consider moving the westernmost building farther east.**

This revised building design of the two apartment buildings on the southwest part of the site result in an increase of the building heights by two and one-half to five feet taller than the previous submittal. The increase to the building height is due to the addition of a mansard pitched roof that will screen roof-mounted mechanical equipment. The buildings have been moved 60 feet farther from the west property line. The proposed height of these buildings will require a deviation. The request for the building height deviation is discussed in the Deviations section of the Staff Report.

The applicant intends to modify the plan by “swapping” the location of the surface parking lot with a townhome building. The revised layout will have a townhome building at the west side of the group of buildings. This design will help further screen views of the surface parking and lights from the Cottonwood Canyon residents to the west.

A sketch showing the relocation of the parking lot and townhome building is shown in Exhibit 1 with a comparison to the revised plan submittal.





**Exhibit 1: Sketch of proposed change to southwest corner of the site moving the parking lot to the east (shown on the left) and the REVISED SUBMITTAL plan (shown on the right).**

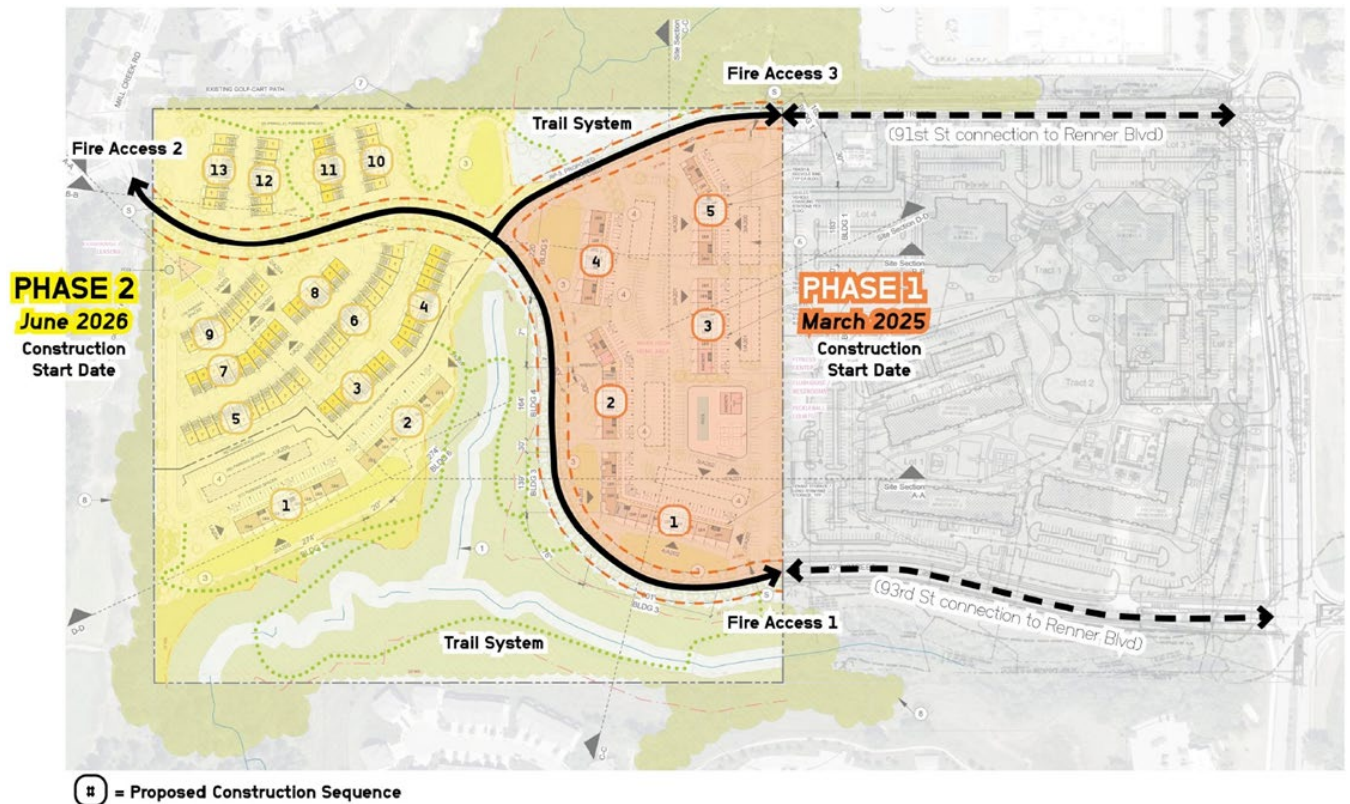
3. Address concerns of landscape screening/buffer along west property boundary, specifically the southwesterly portion where cul-de-sac of Cottonwood Canyon is the closest single-family residential lots to the site.

The plan is revised to provide additional space between the property line and the drive. The sidewalk is now located on the east side of this drive to provide additional space to preserve existing trees and to provide additional trees where any gaps may be result in the construction activity.

4. Provide a phase plan showing the “timing of construction” to include the construction of the public streets.

A phasing plan showing the expected progression of building construction and the public streets to be built with the project has been provided by the applicant. The completion of 91<sup>st</sup> Street from the project’s east property line to Renner Boulevard will be required with the development of this site, but the timing of completion will be coordinated with the completion of the first three apartment buildings in Phase 1. Staff recommends a condition requiring 91<sup>st</sup> Street to be completed before the third apartment building of the project is occupied. The Phasing plan now shows the project is two phases.





**Exhibit 2: REVISED SUBMITTAL Phasing Plan.**

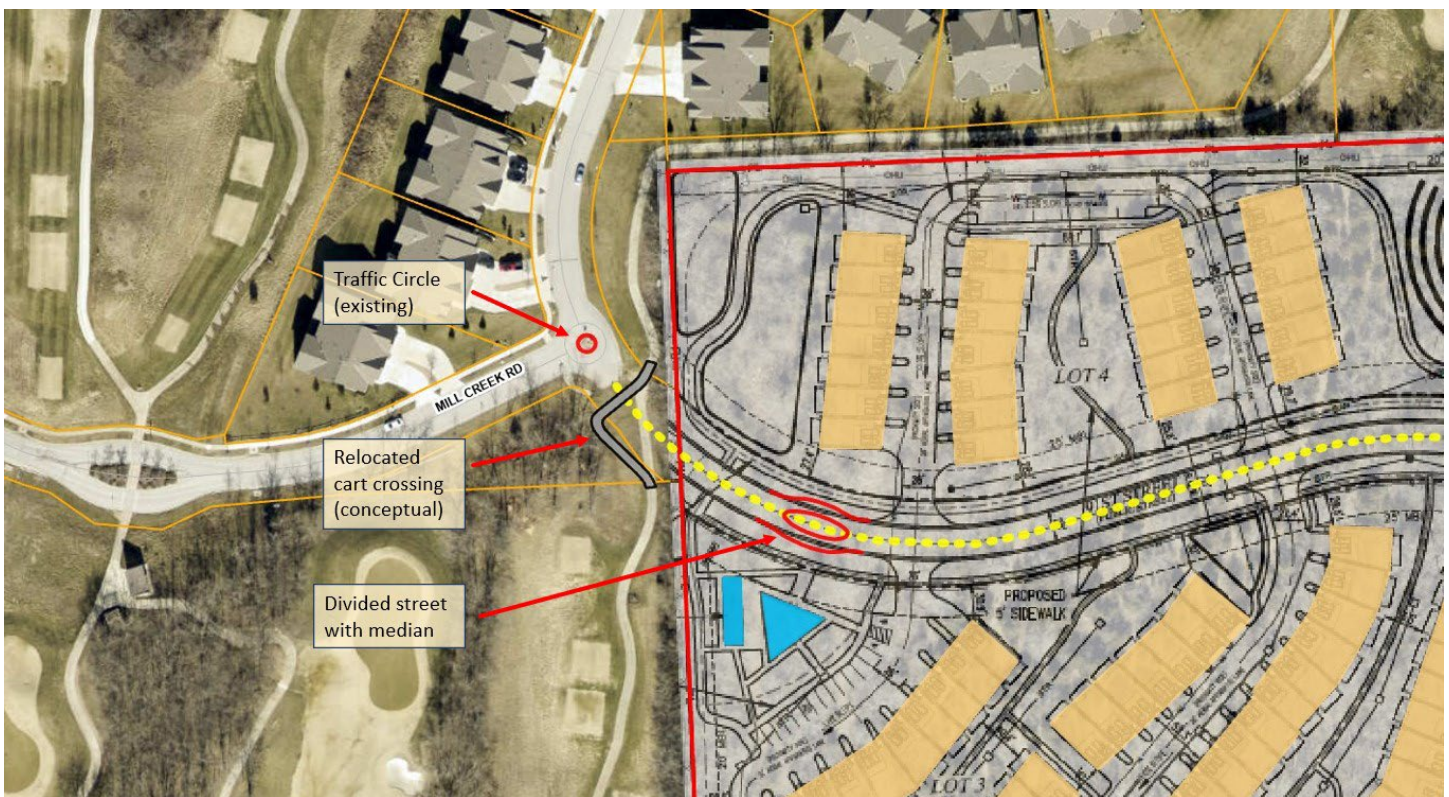
5. Confirm all retaining walls are compliant with the retaining wall height requirements of [Section 4-1-B-24-F-5](#) of the UDC which requires that any wall taller than 10 feet is to be tiered with landscaping between the wall sections.

The applicant has confirmed all retaining walls will comply with the UDC requirements. The issue with the graphic representation of the retaining walls appearing to be taller than the maximum allowed height is now resolved. All retaining walls will be less than 10 feet tall or will be a tiered wall with a landscape space between the wall sections.



Following the September 30 Planning Commission meeting some residents of Cottonwood Canyon have expressed concern with the potential for increased traffic through the subdivision with the development of both Ross Canyon and Reflections apartment developments when the connection is made for 91<sup>st</sup> Street and 93<sup>rd</sup> Street to Renner Boulevard. Staff suggests the insertion of traffic calming features located on the street section that will connect to Mill Creek Parkway prior to “crossing” the westerly extents of the Ross Canyon site.

Mill Creek Road currently uses traffic calming features. The recommended traffic calming feature is a divided section of the street with a raised median. The through lanes will have a slight curve to navigate around the median. The raised median may also have landscaping and pedestrian crosswalk. This section of the new street will also require a golf cart crossing. This street section will have a series of three traffic calming measures for vehicles traveling westbound from the development into the Fairways Villas and Cottonwood Canyon subdivision. The traffic calming features are to deter traffic from traveling using Mill Creek Road to access Ross Canyon and Reflections and to use Renner Boulevard to travel in and out of the development.



**Exhibit 3: Traffic Calming features (Staff's suggestion).**

The divided street section design will be a similar median design as the existing medians in the Fairway Villas duplex development and the Cottonwood Canyon Subdivision (as seen in this exhibit). The design of the street will be coordinated between Staff and applicant with the Public Improvement Permit submittal.

The plan includes a pedestrian trail and sidewalks throughout the development. The pedestrian crossing of the new public street intended for this location will be relocated to the divided median and be appropriately signed for safe crossing of the street.

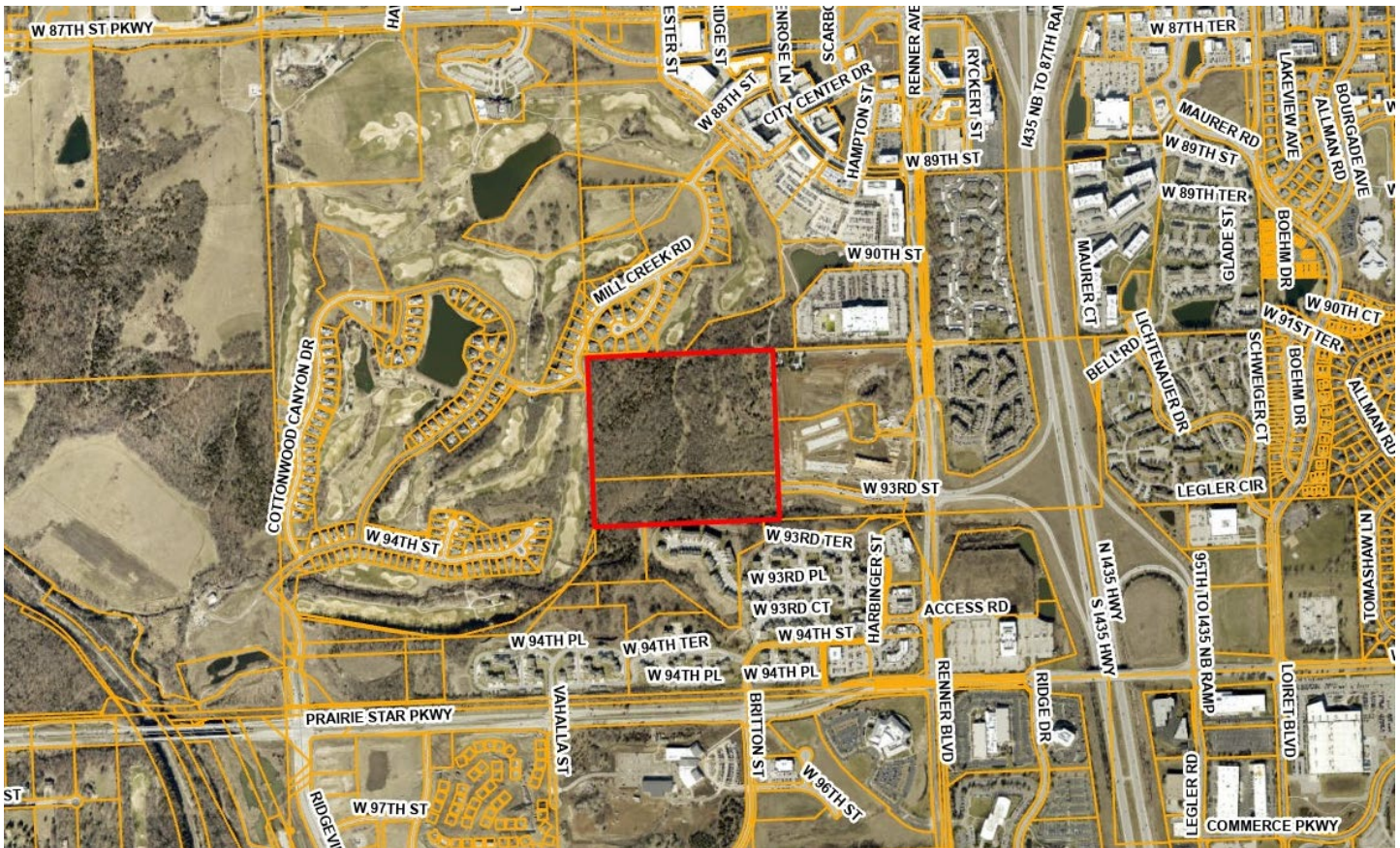


## SITE INFORMATION

This site is a 44.1-acre undeveloped tract of land located at the northwesterly corner of where 93<sup>rd</sup> Street ends just west of Renner Boulevard. The site contains undermined areas, converging streams, and extensively sloped terrain varying in approximately 80 feet of grade change. The site abuts the Reflections multifamily and office development to the east and the Canyon Farms Golf Club on the north and west, The Villas of Fairway Woods duplexes are to the northwest and Prairie Creek Townhomes are to the south. The development will include new collector and local streets as part of the public street network.

The property was partially annexed into the incorporated limits of Lenexa in 1986 and was zoned AG. A part of the site was rezoned to R-1 in 2002 (RZ02-02). The rezoning included a concept plan (PL02-02CP) for a golf course. The golf course did develop to the west in 2006 but excluded this site. The site has remained undeveloped.

LAND AREA (AC)	UNITS	CURRENT ZONING	COMP. PLAN
44.1	RP-3 – 95 RP-4 – 374	AG, R-1	High-Density Residential

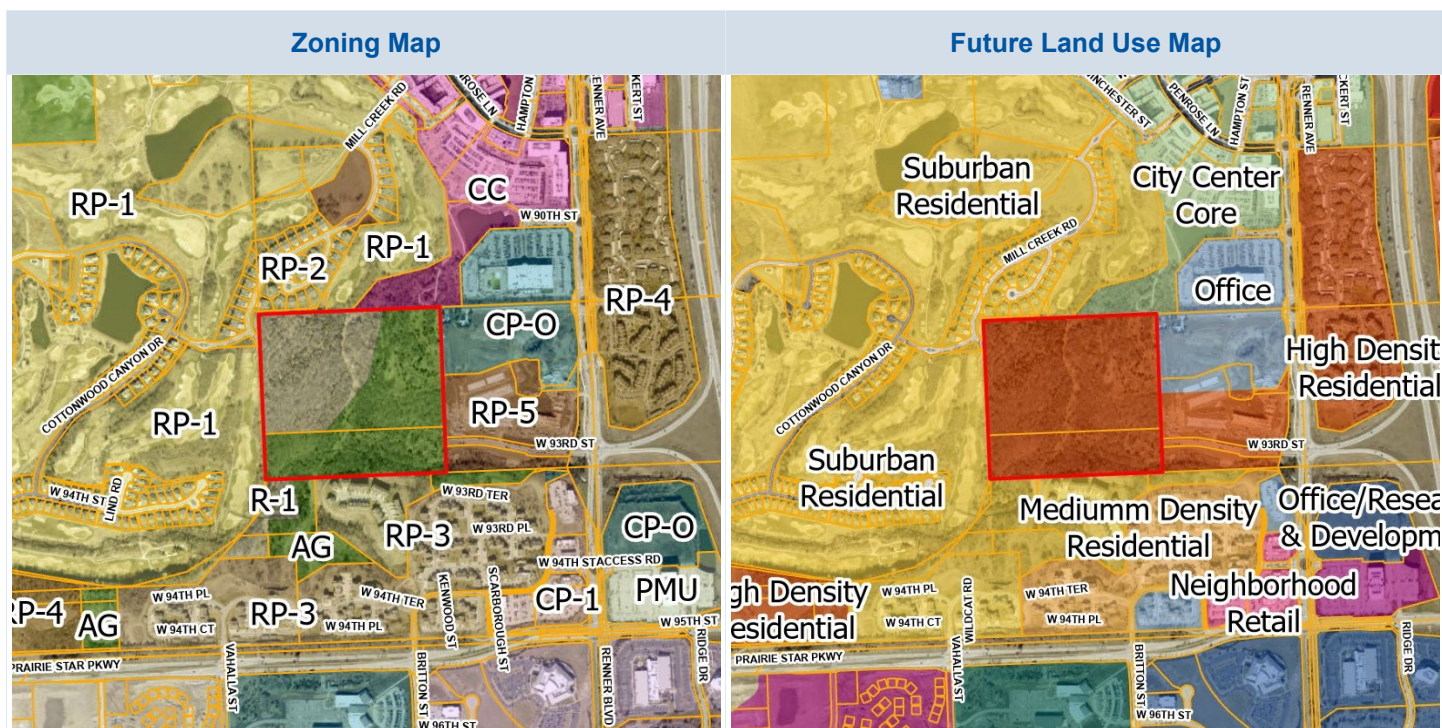


**Exhibit 4: Aerial Image of Subject Site.**



## LAND USE REVIEW

The proposed development is for multifamily uses including townhomes and apartment buildings. The recent update to the Comprehensive Plan included consideration the appropriate land use for this site. The Future Land Use Map of the Comprehensive Plan was revised from the designation of both Suburban Residential and Medium Density Residential designation to the High-Density Residential designation. The change was made based on the development pattern of the surrounding areas, the separation of the property from less intense development by the golf course and the limitations of the site due to the stream channels and excessive grade change of the site.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

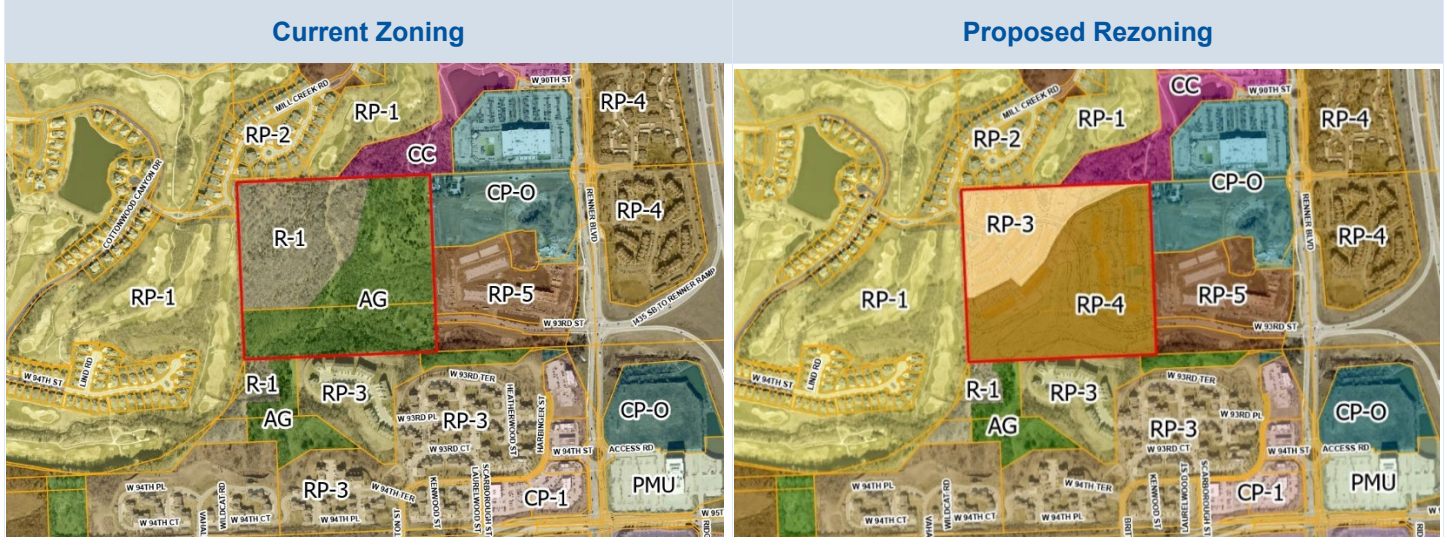
Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	High-Density Residential	AG, Agricultural District and R-1, Residential Single-Family (Low-Density) District	Undeveloped land
<b>North</b>	Suburban-Density Residential and City Center Core	RP-1, Residential Planned Single-Family (Low-Density) District, RP-2, Residential Planned (Intermediate-Density) District, and CC, Planned City Center District	Duplex, Golf course, and Public park
<b>South</b>	Suburban-Density Residential	AG, Agricultural District, R-1, Residential Single-Family District and RP-3, Residential Planned (Medium High-Density) District	Multifamily
<b>East</b>	Office and High-Density Residential	RP-5, Planned Residential (High-Rise, High-Density) District, and CP-O, Planned General Office District	Undeveloped land and Multifamily
<b>West</b>	Suburban-Density Residential	AG, Agricultural District	Golf course



## REZONING REVIEW

The applicant proposes to rezone the subject site from the AG (Agricultural) and R-1, Residential Single-Family (Low-Density) Districts to the RP-3, Residential Planned (Medium High-Density) and RP-4, Residential Planned (High-Density) Districts.

**TABLE 2: REZONING ANALYSIS**



The following table lists specific requirements of each residential zoning district. The RP-3 and RP-4 Zoning Districts are highlighted.

Residential Property Development Regulations								
Zoning District	Minimum Lot Area (sf)	Maximum Density (UPA)	Minimum Lot Width (ft)	Minimum Setbacks (ft)			Maximum Height (ft)	Minimum Open Space (% of Lot)
				Streets	Rear	Other		
AG	20 Acres	1.0/20Ac	300	50	50	50	35 <sup>1</sup>	90
RE/RP-E	43,560	1.0	200	50 <sup>2</sup>	25 <sup>2</sup>	25 <sup>2</sup>	35	75
R-1/RP-1	8,000	3.5	70 <sup>3</sup>	30 <sup>4</sup>	20	7	35	60
RP-2	5,000 <sup>5</sup>	8.0	80 <sup>7</sup>	25	20	7	35	60
RP-3	3,630	12.0	-	25	20	7	35	60
RP-4	2,723	16.0	-	20	20	7	35	60
RP-5	1,210	36.0 <sup>6</sup>	-	30	20	7	48	40

**Exhibit 5: Residential Property Development Regulations Table (Section 4-1-B-26-A of the UDC).**

The applicant proposes 27.9% less density than the maximum that is allowed by the RP-3 and RP-4 Zoning Districts. The site will contain 65.7% open space. The applicant is requesting a deviation to allow building height that exceeds the 35-foot height standard for both the RP-3 and RP-4 zoned areas. The deviation request is discussed later in this report.



**TABLE 3: DENSITY DISTRIBUTION**

Phase	Zoning District	Acres	Proposed Dwelling Units	Proposed Density	Maximum Dwelling Units	Maximum Allowed Density
<b>1</b> <b>(&amp; partially Phase 2)</b>	RP-4	30.5	374	12.27 units per acre	488	16 units per acre
<b>2</b> <b>(townhome buildings)</b>	RP-3	13.6	95	6.97 units per acre	163	12 units per acre
<b>TOTAL</b>	-	<b>44.1</b>	<b>469 Dwelling Units</b>	-	<b>651 Dwelling Units</b>	-

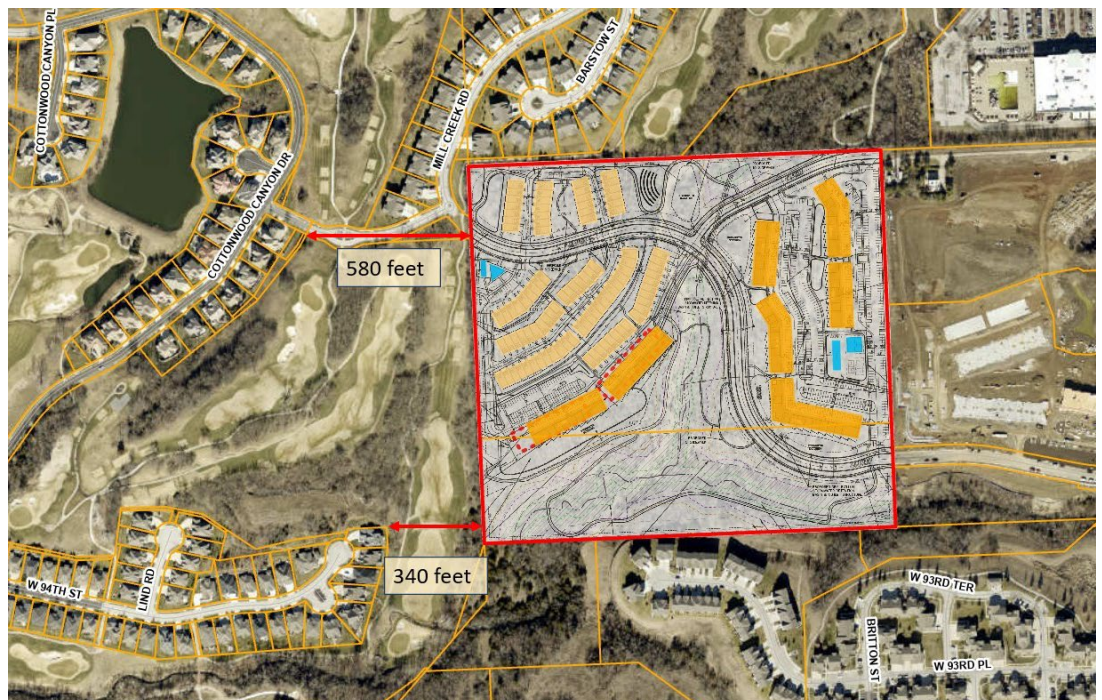
The dwelling units per acre may change slightly by a reduction of four units from the RP-3 part of the site and an addition of four units to the RP-4 part of the site per the change to the surface parking lot (shown in the sketch diagram of Exhibit 1). This potential change will not affect the development density. Both the RP-4 and the RP-3 parts of the project are significantly less dense than the allowed maximum density of the districts. The information in Table 3 is reflective of the most recent plan submittal. This data establishes a control standard of expectations for the number of units to be developed on the site.

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

### 1. The character of the neighborhood.

The neighborhood is a mix of residential and nonresidential land uses. The site is south of and within walking distance of City Center, and adjacent to Reflections, an apartment and office building development, now under construction, to the east. Cottonwood Canyon Farms golf course is to the north and to the west of the site. Fairways at City Center, a rental duplex development, is northwest of the site. Cottonwood Canyon subdivision is integrated with the golf course. The closest single-family home is 340 feet from the west property line of the subject site, separated by golf course fairways. Prairie Creek townhomes and apartments are to the south.

**At Right: Exhibit 6: REVISED SUBMITTAL Neighborhood Character and separation from Cottonwood Canyon single-family homes. The red dash lines reflect the original apartment building footprint.**



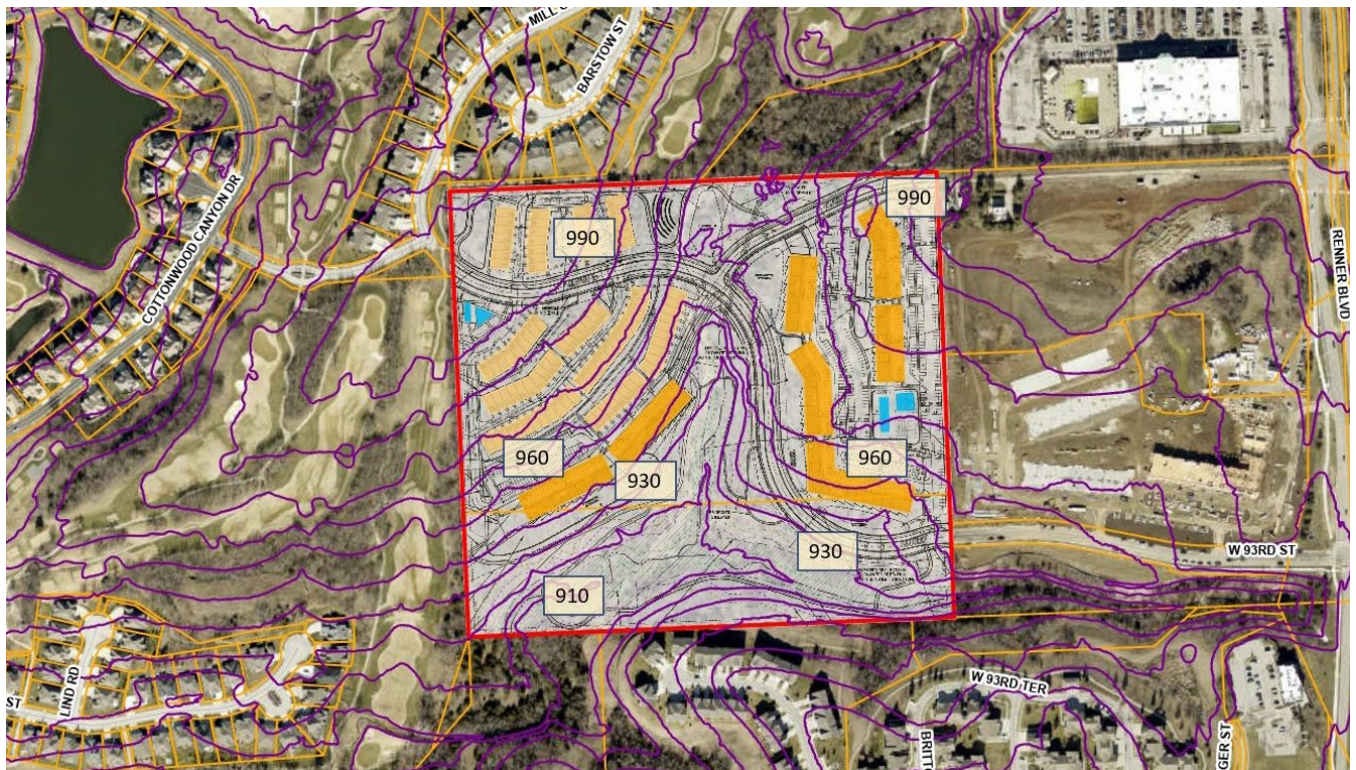


## 2. The zoning and use of properties nearby.

The zoning and uses of the adjacent properties vary. The zoning and land use of adjacent properties is noted in Table 1.

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

The property is currently restricted to low-density single-family and agricultural uses based on its current zoning. Agricultural uses in particular are not suitable within the influence of City Center and the other higher intensity uses in the area. The property is suited for various types of development ranging in density and intensity. The site has significant grade change from the northerly part of the site sloping down to the southerly part of the site, with two converging streams and areas of undermining. These factors limit the location of buildings and associated features to the areas with the higher elevation.



**Exhibit 7: REVISED SUBMITTAL** Contour map showing elevations and grade change from north to south.

The Comprehensive Plan designates the site for High-Density Residential development. Two public streets are required to be constructed with any development of the site. The two streets will connect 93<sup>rd</sup> Street to Mill Creek Road and create a connection to 91<sup>st</sup> Street.

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

The proposed uses will not detrimentally affect nearby properties to any greater extent than if the site were to be developed with uses of different density or intensity. It is Staff's opinion the proposed uses are compatible with the existing and planned uses in the vicinity.



The street connections from the current terminus of Mill Creek Road to 93<sup>rd</sup> Street and then to Renner Boulevard have been reflected on the City's Transportation Map for many years. The site is near City Center where development is more compact and denser than a typical suburban area.

The part of the site that is closest to the existing residential development to the northwest and west are townhome buildings. This part of the site is less dense, and the buildings are one and two stories. The west half of the site transitions from townhomes to apartment buildings as the grade lowers to the south. The east part of the site is apartment buildings, which are adjacent to the Reflections apartment and office building development.

Details regarding site lighting are not required with a preliminary plan. The site will include lighting. Lenexa has regulations that establishes a maximum level of light intensity internally and at the property boundaries for all development. All public streets will provide streetlight fixtures. These fixtures would be the tallest lights on the site. Any type of development of the site would include street lighting, therefore lighting would not impact adjacent properties any more than what is expected for any development.

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

The property is undeveloped land and was zoned AG since being annexed into the City in 1986. A part of the site was rezoned to R-1 in 2002 for a golf course. The golf course was developed on adjacent property and this site has remained undeveloped.

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

It is Staff's opinion that denial of this rezoning would have no gain to public health, safety, or welfare since the proposed development's density and uses are compatible with surrounding development and appropriate infrastructure is available to serve the site. Denial of the application would restrict the property to the existing zoning of R-1 and AG which are not as appropriate in this location.

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

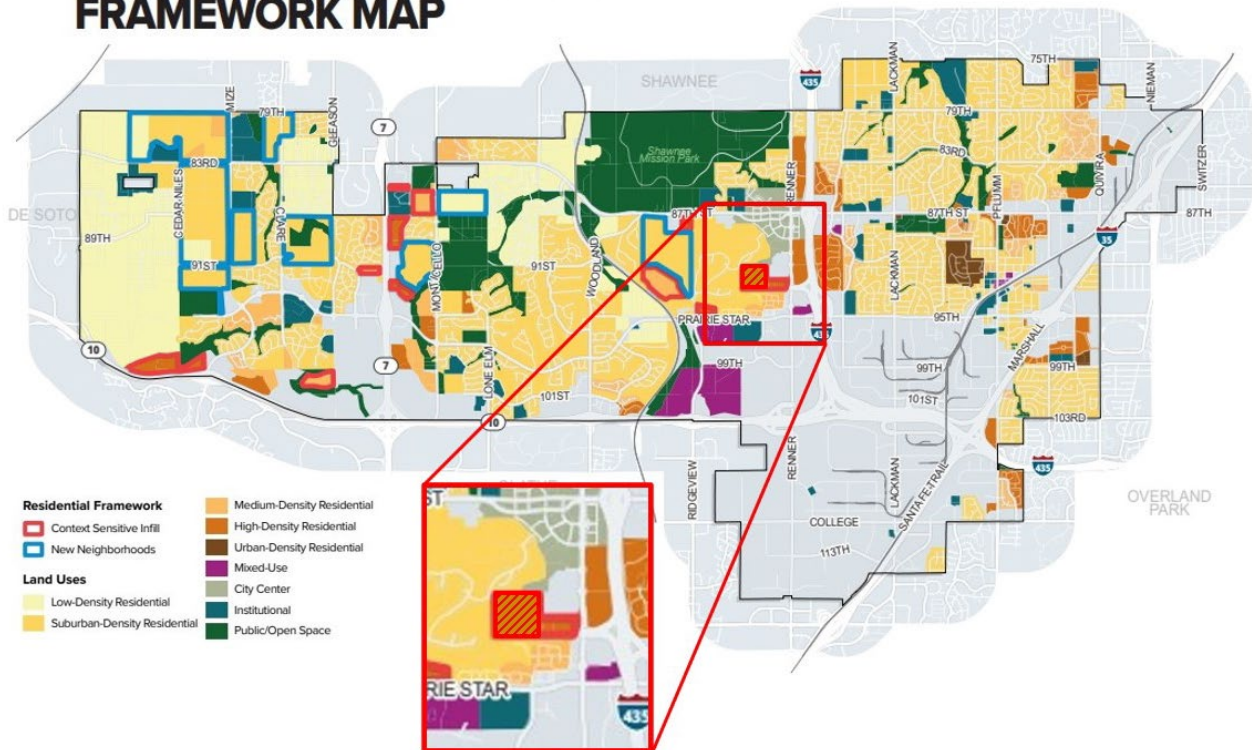
See Staff's recommendation and the end of this report.

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

The City adopted a major Comprehensive Plan update in July of this year. The Future Land Use (FLU) Map designation for the site is High-Density Residential, which allows for a maximum density of 16 units per acre.



## HOUSING AND NEIGHBORHOODS FRAMEWORK MAP



**Exhibit 8: Comprehensive Plan Housing and Neighborhoods Framework Map (contextually sensitive sites).**

This site is identified as a contextually sensitive site as it is considered infill and adjacent to duplex development, the Cottonwood Canyon Farms Golf Course, and the Cottonwood Canyon single-family subdivision to its north and west and higher density developments to its east and south. Considering the surrounding developments, the plan incorporates RP-3 zoning, at no more than 12 units per acre allowed, on the north and west sides of the property and RP-4, at no more than 16 units per acre as the plan moves east toward Reflections. The actual densities of the plan are 6.97 units per acre for the RP-3 area and 12.27 units per acre for the RP-4 area. The RP-3 area is within the Medium-Density Residential classification of the Comprehensive Plan. The proposed plan transitions from townhome buildings on the northwesterly part of the site to apartment buildings to the south and east.

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

The site is one a few remaining undeveloped sites in the area. The adjacent properties have developed or are now under construction. Adequate utilities and services are available to the subject property. The site is subject to the City's stormwater management requirements which are applicable to all development in the City. The site is within the Olathe School District.

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

It is Staff's opinion the proposed use will not adversely impact the capacity or the safety of the street network or present a parking problem in the vicinity of the site. A new collector street will be required to



cross the site to connect 93<sup>rd</sup> Street to Mill Creek Road, a new local street will be required to connect to 91<sup>st</sup> Street at the northeast corner of the site.

Off-street parking requirements are shown on Table 4. The development exceeds the minimum parking requirement by 94 parking spaces. The total number of parking spaces may be slightly reduced based on the change to the surface parking lot as shown in Exhibit 1.

TABLE 4: PARKING ANALYSIS			
Use	Requirement	Required	Provided
Multifamily	1 space per efficiency unit, 1.5 spaces per 1-bedroom unit, 1.75 spaces per 2-bedroom unit, 2 spaces per 3+-bedroom units and 0.25 spaces per unit for visitor parking if parking spaces are located in common parking area	874	968
	<b>TOTAL</b>	<b>874</b>	<b>968</b>

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

The proposed rezoning is not anticipated to generate any environmental impacts exceeding the requirements of the UDC.

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

The site is subject to the UDC requirements for stormwater management and is required to meet the same standards as any new development.

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

The preliminary plan is in compliance with the UDC requirements for RP-3 and RP-4 Zoning Districts. The applicant requests building height deviations for seven apartment buildings, summarized below and are discussed in more detail within the Deviations section of this report.

[Sections 4-1-B-8](#) and [4-1-B-9](#) of the UDC states the building height allowed for multifamily development. The applicant is requesting to increase building heights that exceed the 35-foot standard for the RP-4 Zoning District.

A deviation request may be considered using the criteria listed in [Section 4-1-B-27-G-4](#) of the UDC.



## PRELIMINARY PLAN REVIEW

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The subject site is located at the northwest corner of the current terminus of 93rd Street west of Renner Boulevard. The site contains two converging streams and has significant grade change from the northwest corner sloping down to the south. The stream corridor effectively divides the site into two halves, east and west sides. The east side contains five apartment buildings, four carports, a pool and clubhouse amenity, and associated parking areas. The west side contains eleven townhome buildings, two apartment buildings, one carport, a second pool and clubhouse amenity, an amphitheater, and associated parking areas. Both halves of the development will include sidewalks and bicycle racks throughout the site.

The project is proposed to be two different zoning district designations, RP-3, and RP-4. The east side of the site is zoned the RP-4 Zoning District and is referred to as Phase 1 on the site plan. The west side is zoned both the RP-3 and RP-4 Zoning Districts. The two apartment buildings and the townhomes on the west side of the site are referred to as Phase 2.

Phase 1 contains 300 apartment units distributed among seven buildings. Phase 2 contains 74 apartment units in two buildings and 95 townhomes. The project has a lower density than the maximum allowed by the UDC.

The townhomes are located on the northwesterly part of the site which is closest to the Fairways at City Center duplexes and the golf course. The apartment buildings are on the east and southerly part of site. The site has limited areas that can be developed due to the stream corridor, undermined areas, and the requirement to build public streets to connect to the existing street network.

## DIMENSIONAL STANDARDS

The development complies with the setback and lot area requirements of the RP-3 and RP-4 Zoning District. The applicant is requesting a building height deviation for the apartment buildings. The deviation request for building height increase for the apartment buildings is discussed in the Deviation section of the Staff Report.

## PUBLIC IMPROVEMENTS

A new collector street, 93rd Street, and local street, 91st Street, provide access to the adjacent public streets. 93rd Street will cross the site from the current terminus at the southeasterly corner of the site and connect to the current terminus of Mill Creek Parkway at the northwesterly corner of the site. 91st Street will connect to the northeastern most corner of the site and intersect with 93rd Street. This street is currently unimproved (not paved) along the north boundary of the Reflections development.

The revised submittal includes a phase plan that shows the sequence of the construction of the buildings and the new streets that will be constructed with the development. Both 91st Street and 93rd Street that will cross this site will be built as part of the initial phase of construction and will be completed prior to any Certificate of Occupancy issued for any building. Construction of the section of 91st Street that is east of this site, between Lifetime Fitness and the north part of the Reflections development, is to be completed prior to the issuance of a Certificate of Occupancy for the third building of the development.

## ACCESS, TRAFFIC, AND PARKING

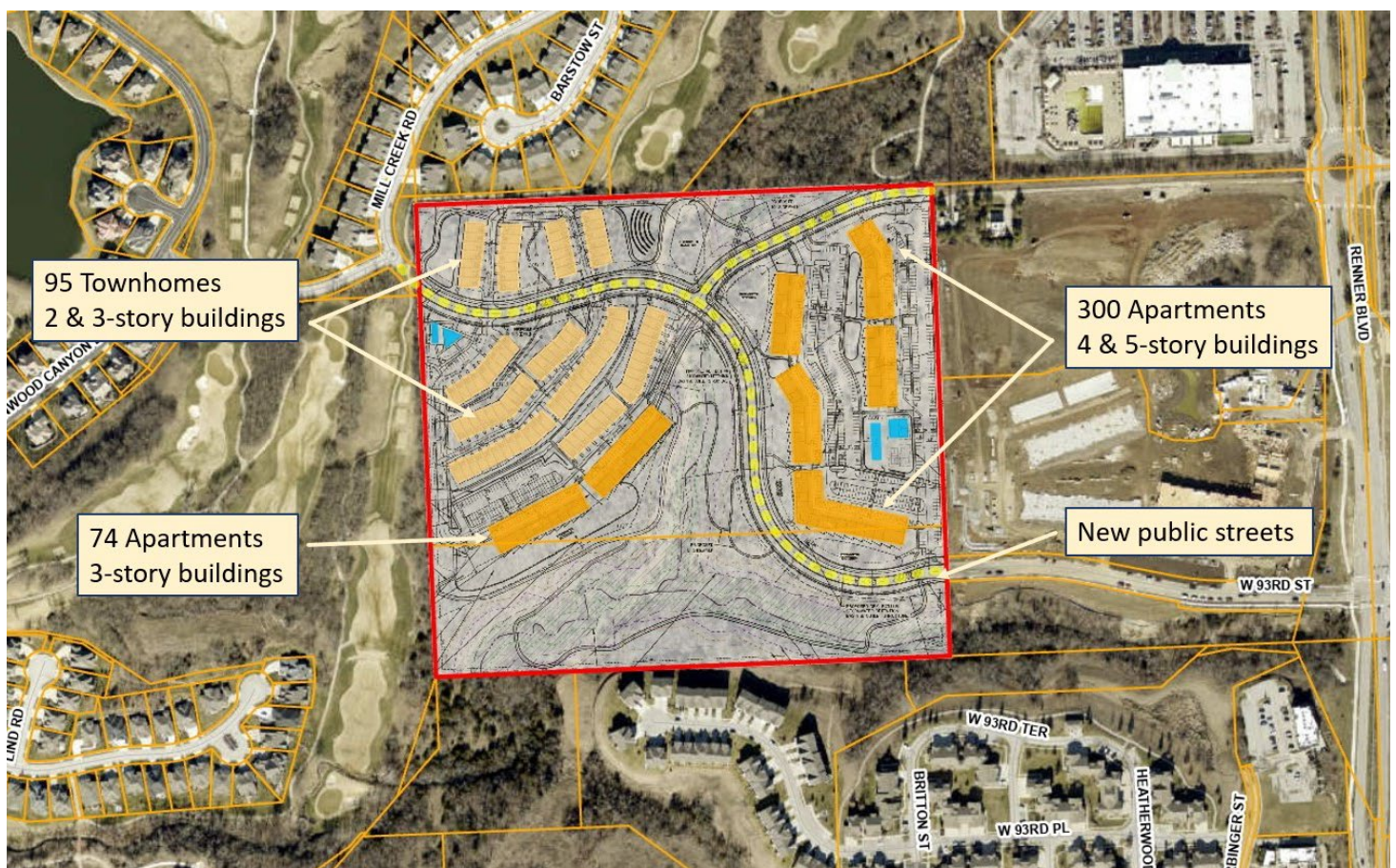
Multiple drives are provided from the new public streets into parking areas of the site. Three drives will access Phase 1 and five drives will access Phase 2. The location the drives are consistent with the regulations for access onto public streets.

The development has a combination of garages, carports, tuck-under, and surface parking. Each townhome will have a two-stall garage. Additional surface parking is provided in front of some of the garage doors and some



off-street parallel parking areas are provided. The depth of the space in front of the townhome garage doors vary from less than 10 feet to over 20 feet. Approximately half of the townhomes do not provide enough depth for a car to park in front of the garage door. The developer will need to establish requirements for the residents to avoid concerns of vehicles conflicting with the circulation through the interior drives of the site. This can be done by identifying the actual units that do not have sufficient depth for a vehicle to park. It may be possible to make minor adjustments to the building placement for some units to have adequate depth to park a vehicle.

The apartment buildings have carports, tuck-under spaces, and surface spaces. The tuck-under parking is a part of the ground floor of the buildings that are open for vehicles to park in a covered space. These spaces do not have garage doors; instead, they are open like a carport. The development provides parking in excess of the required UDC requirement for off-street parking.



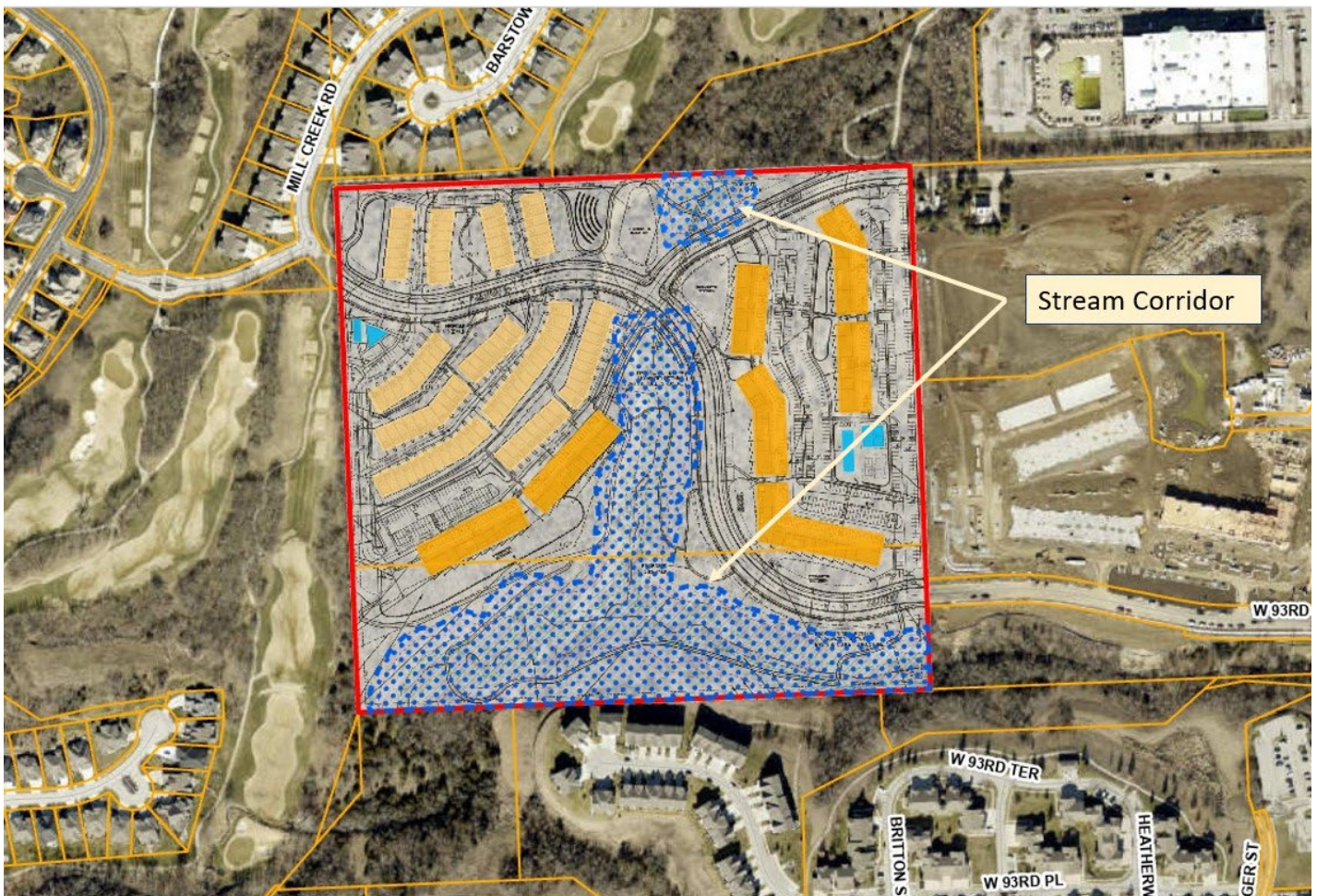
**Exhibit 9: REVISED SUBMITTAL Site Plan.**

## STORMWATER

The applicant submitted a preliminary stormwater management study identifying the stormwater measures proposed to meet the City's requirements. These measures include two extended dry detention basins, three extended wet detention basins, inserts for various curb inlets and catch basins, as well as preserved/established native vegetation. Although some minor technical refinement is still necessary to the report, Staff is comfortable moving forward as the general concept does appear to show the intent to meet the City's requirements.



The site has approximately 11.3 acres of land area (approximately one-fourth of the overall site) that is stream corridor. The stream corridor is a part of the site that must remain undeveloped, other than street (or drive aisle) crossings for access as well as utility crossings. Most of the stream corridor area is at the south end of the site. Two streams converge and a stream channel section extends north-to-south and effectively bisect the site into an east and west half. The stream flows north to south and outflows from the site at the southwest corner continuing to Mill Creek to the west.



**Exhibit 10: REVISED SUBMITTAL Stream Corridor.**

The development will include sidewalks along the new public streets and a sidewalk network throughout the development for pedestrians to walk among the buildings and to the site amenities. The sidewalk network will connect to the City's park trail system to the north of this site that connects into City Center. A sidewalk is shown connecting to the Reflections Apartments development to the east. Staff has no objection to this connection, but this will require the owner/developer agrees to make such a connection. The pedestrian network extends into the stream corridor and crosses the stream channel in multiple locations. The trails located in the stream buffer must be designed in accordance to, and comply with, the Stream Setbacks regulations in [Section 4-1-O](#) of the UDC.

## **FIRE PREVENTION**

The Fire Department reviewed the documents based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged. There is one area that will need further



clarification at the time of the final plan. Although the latest plan submittal shows the fire hose reach on the plan, additional details about the fire hose reach requirement will need to be worked out to meet the Fire Department hose reach requirements at the final plan submittal time. A more detailed fire code review will be conducted based on the adopted codes at the time of final plan and building permit documentation submittal.

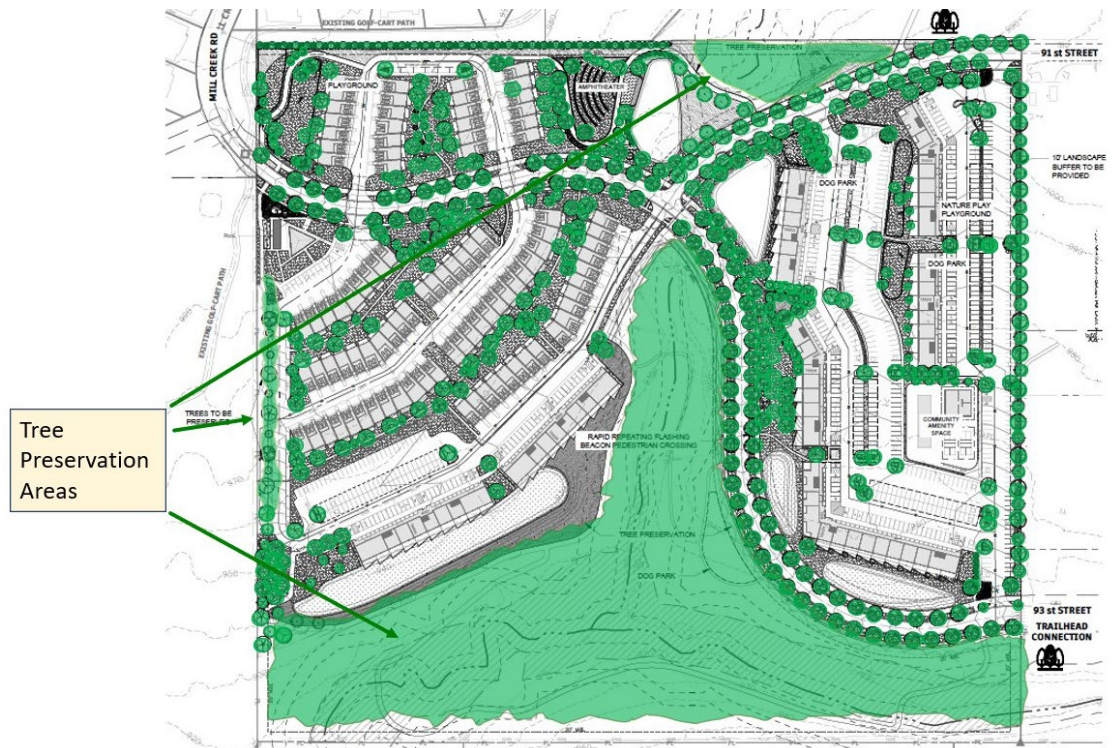
## LIGHTING

A photometric plan is not required with a preliminary plan. It is anticipated parking lot and site lighting will be provided with the development. The types of fixtures and the location of lights will be required with a final plan submittal. [Section 4-1-C-4-I](#) of the UDC states the requirements for exterior lighting. Light fixtures have a maximum height of 27 feet and will be required to be shielded to reduce glare from “spilling” onto adjacent property. The new public streets will have streetlight fixtures installed. Streetlight fixtures are typically taller than light fixtures of private development.

## LANDSCAPING

The landscape plan shows trees and shrubs installed around the site perimeter boundaries, street frontages, and the parking lot. The plan shows the required number of plant materials are provided for the development. A detailed landscape plan is typically not shown with the preliminary plan. The preliminary plan will show the applicant’s intent to meet the numerical quantity and placement requirements of the UDC. The landscape plan also does not show detailed plan for the landscaping around the apartment buildings and townhome buildings.

The site is currently extensively wooded. The landscape plan shows preservation of the areas of the site that do not contain buildings, parking, or grading. The applicant intends to apply this existing landscaping to the required perimeter planting requirements. The site is revised to provide additional space along the west property line for the ability to preserve as much of the existing tree line as possible and for additional space to install new landscaping.



**Exhibit 11: REVISED SUBMITTAL Landscape plan (showing tree preservations areas).**

The site does require an LUI Buffer along the north boundary and the west boundary of the site. The plan shows that existing trees are to be used to satisfy the LUI Buffer on the west property boundary. A tree survey will be required that shows the tree locations, species, and caliper size of the existing trees. If the existing trees do not qualify for the LUI requirement, additional landscaping will be required to make up any difference per the tree preservation and credit requirements per [Section 4-1-D-2-I](#) of the UDC.



## **ARCHITECTURE**

The buildings are a contemporary architectural style. The palette of exterior materials are stone, brick, wood siding, fiber cement, ribbed metal panel, and textured concrete. Both the townhome and apartment buildings have a modular characteristic with a consistent scale and form along the full building façade. The Phase 1 apartment buildings are four-story and four-five-story split buildings. The Phase 2 apartment buildings are three-story buildings. The applicant is requesting a building height deviation for each of the seven apartment buildings. The height deviation request is described in the Deviations section of the Staff Report. The townhome buildings are part of Phase 2. All the townhomes are two-story and two-three-story split level buildings depending on the grade where the buildings are located.

The apartment buildings use stone, horizontal lap siding, and stucco materials, which are all common materials for residential buildings. The Phase 1 apartment buildings use material changes and colors to create vertical interruptions. The buildings are revised from the original submittal. The revisions show several changes as recommended by Staff and noted in the previous Staff Report. The changes provide the variation that is required by [Section 4-1-C-5](#) of the UDC.

## **CHANGES TO THE BUILDING DESIGN**

The building design is revised to provide additional building details and more variation of the color palette for both apartments and townhome buildings. The Phase 1 apartment buildings will use the same materials but now use multiple colors and shades of colors to accentuate the plane changes throughout the façades of the buildings. Two color palette patterns, red and yellow, are used for the five apartment buildings on the easterly side of the site. The color changes on different wall planes effectively accentuate the different materials and coursing changes of the siding materials. An additional detail for the Phase 1 apartment buildings is larger windows for the top floor units. The detail is subtle but effectively alters the geometric pattern of the building facades.

The two apartment buildings within Phase 2 are substantially different from the original proposal. The buildings are now designed to resemble a three-story version of the Phase 1 buildings. The buildings use a pitched roof with a series of gable dormers on the south elevation. The buildings will also incorporate the red and yellow color palettes. The change to the roof design will result in an increase to the height of the apartment buildings. The buildings increase by 4 feet, 10 inches for one building and 2 feet, 6 inches for the other. The building height is discussed further in the Deviations section of the Staff Report.

The townhome buildings are revised to use a varied color palette from unit to unit. The color variations will reduce the monotonous appearance of the buildings. The townhomes also incorporate detail changes such as differing window mullion pattern and garage door design. The townhomes also use a mix of siding materials and patterns among each unit of a continuous building. The proposed changes from unit to unit will provide variety throughout the eleven buildings. Staff is supportive of the proposed changes to the building designs.

The following exhibits show both the original submittal and the revised building design for comparison.





**Exhibit 12: ORIGINAL SUBMITTAL** Phase 1 apartment building rendering (looking northeasterly).



**Exhibit 13: ORIGNIAL SUBMITTAL** Phase 1 apartment building rendering.

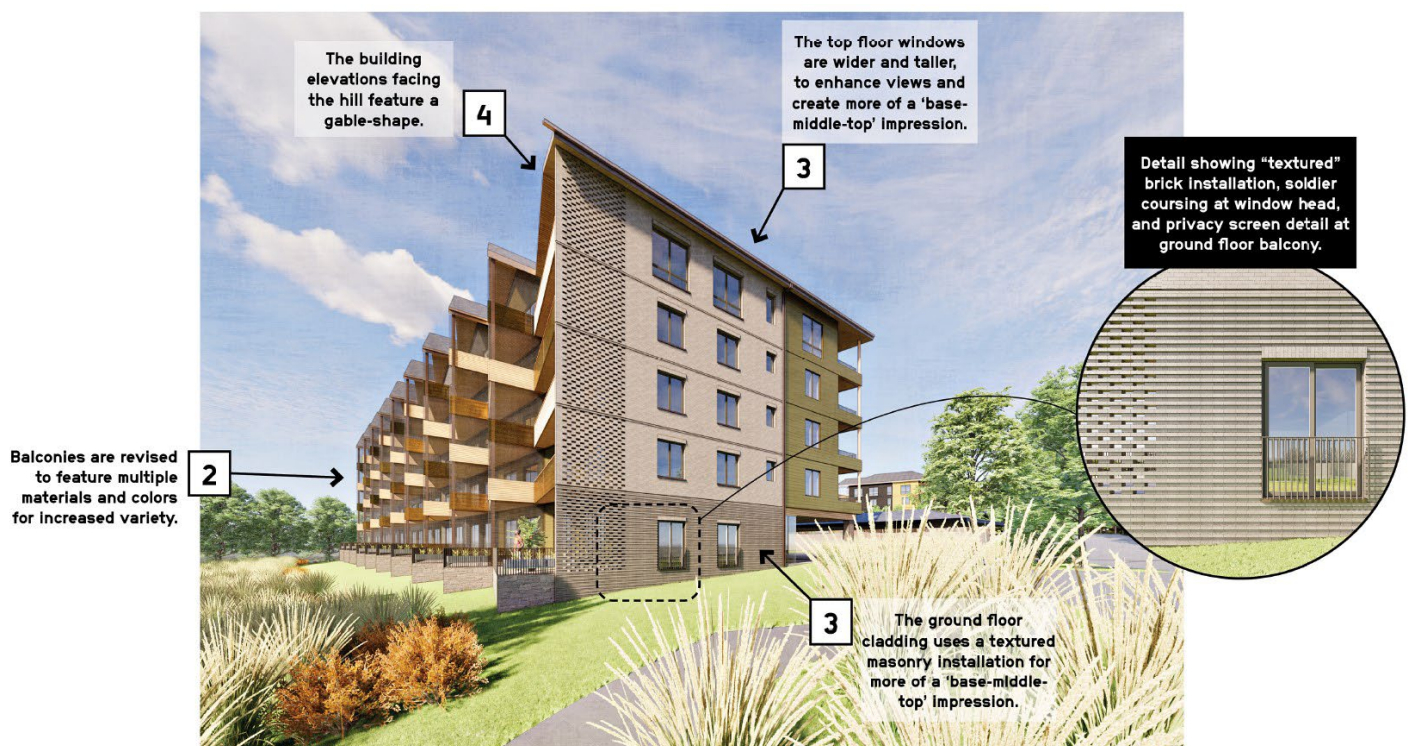


**Exhibit 14: REVISED SUBMITTAL** Phase 1 apartment building rendering.





**Exhibit 15: REVISED SUBMITTAL Phase 1 apartment building rendering.**



**Exhibit 16: REVISED SUBMITTAL Phase 1 apartment building rendering.**





Exhibit 17: **ORIGINAL SUBMITTAL** Phase 2 apartment building rendering.



Exhibit 18: **ORIGINAL SUBMITTAL** Phase 2 apartment building rendering.



Exhibit 19: **ORIGINAL SUBMITTAL** Phase 2 apartment building rendering (mechanical equipment screen technique).



**1** "The buildings will need to incorporate **additional facade articulations, material and color changes** to comply with Section 4-1-C-5-D of the UDC, specifically the requirement to avoid monotonous building design.

**2** The buildings will also require a **parapet wall** to screen the roof-mounted mechanical equipment."

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**Exhibit 20** **REVISED SUBMITTAL** Phase 2 apartment building rendering.



**Exhibit 21:** **REVISED SUBMITTAL** Phase 2 apartment building rendering.





**Exhibit 22: ORIGINAL SUBMITTAL** Phase 2 Townhome building rendering.



**Exhibit 23: ORIGINAL SUBMITTAL** Phase 2 Townhome building rendering.





**Exhibit 24: REVISED SUBMITTAL Phase 2 Townhome building rendering.**

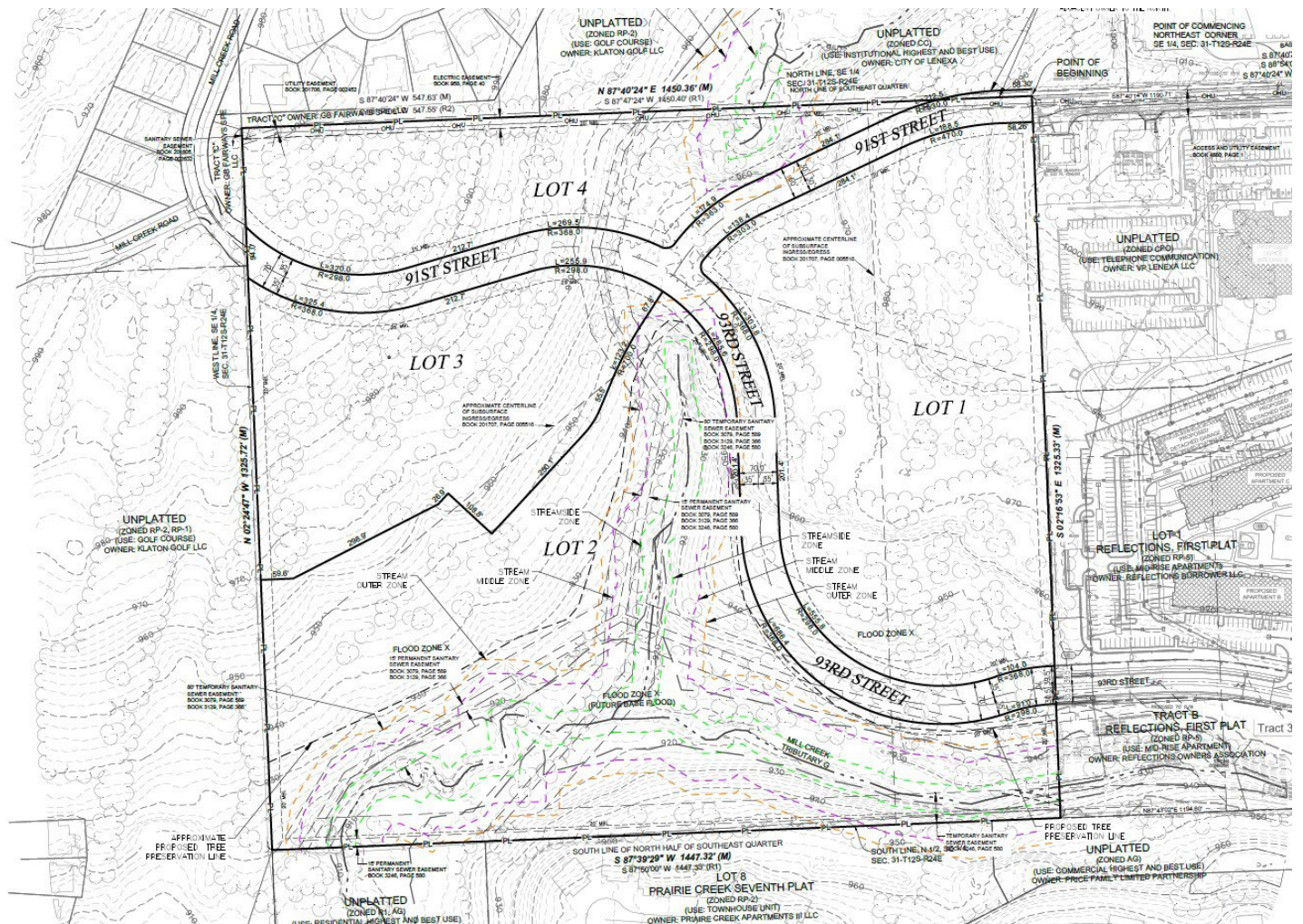


**Exhibit 25: REVISED SUBMITTAL Phase 2 Townhome building rendering.**



## PRELIMINARY PLAT

A preliminary plat was provided with the preliminary plan. The plat shows four lots, right-of-way dedication for public streets, and utility easements for existing utilities that cross the site. Additional easement dedications for storm sewers and utility services may be necessary at the time of final platting of any portion of the development. The preliminary plat complies with the subdivision requirements of [Section 4-2](#) of the UDC. The zoning district boundaries and the lots were not changed with the revised submittal.



**Exhibit 26: Preliminary Plat.**



## DEVIATIONS

The applicant requests a deviation from [Sections 4-1-B-8-F](#) and [4-1-B-9-F](#) of the UDC related to the maximum allowed building height of 35 feet. The applicant is requesting that the seven apartment buildings be allowed to be taller than 35 feet. The Planning Commission has the authority to approve deviations provided the criteria from [Section 4-1-B-27-G-4](#) of the UDC are met. Buildings 6 and Building 7 are now taller buildings than what was shown in the original submittal.

The following table lists the building height deviation request for each of the seven buildings.

TABLE 5: REQUESTED DEVIATIONS				
Building and Phase	Stories	Proposed Building Height	Allowed Building Height	Difference
Building 1 – Phase 1	4	52.5 feet	35 feet	17.5 feet
Building 2 – Phase 1	4	53.08 feet	35 feet	18.08 feet
Building 3 – Phase 1	5	63.67 feet	35 feet	28.67 feet
Building 4 – Phase 1	5	64.25 feet	35 feet	29.25 feet
Building 5 – Phase 1	5	62.58 feet	35 feet	27.58 feet
Building 6 – Phase 2	3	46.58 feet	35 feet	11.58 feet
Building 7 – Phase 2	3	43.25 feet	35 feet	8.25 feet

[Section 4-1-B-27-G-4-d](#) of the UDC states that building height deviations may be granted for up to 35% of the building height of the zoning designation. The allowed building height of the RP-4 Zoning District is 35 feet which calculates to a deviation allowance of 47.25 feet. All five of the apartment buildings in Phase 1 of the development exceed the 35 percent allowance. The range of height deviations for Phase 1 is from 17.5 feet to 29.25 feet (50% to 84%).

The requested height is within the deviation allowance for the RP-5 Zoning District, which is a maximum of 48 feet. The maximum allowed deviation for a building in the RP-5 Zoning District is 64.8 feet tall. The applicant is not requesting rezoning to RP-5 but is instead requesting rezoning to the RP-3 and RP-4 Zoning Districts to be consistent with the density allowance for the zoning districts and elected to request a greater deviation for building height as a compromise based on the limitation of the placement of buildings on the site. A significant portion of the site is to remain open space, primarily due to the stream corridor that crosses the site and the undermined areas that are not suited for constructing a building. The remaining developable areas of the site will necessitate the buildings being taller to provide for the requested density, which is less than what the RP-3 and RP-4 Zoning District allow.





**Exhibit 27: REVISED SUBMITTAL** Phase 1 typical building elevation (buildings 3, 4, 5 of Phase 1 are similar height).

The two apartment buildings of Phase 2 request a lesser deviation than the 35% of the allowed 35-foot building height. The range of height deviations for Phase 2 is from 8.25 feet to 11.58 feet (24% to 33%). These buildings are flat roof buildings a mechanical equipment court used for screening roof-mounted equipment. The buildings are taller than the original submittal considered at the September 30, 2024, Planning Commission meeting. The Phase 2 apartment buildings now use a mansard roof to screen roof-mounted mechanical equipment.



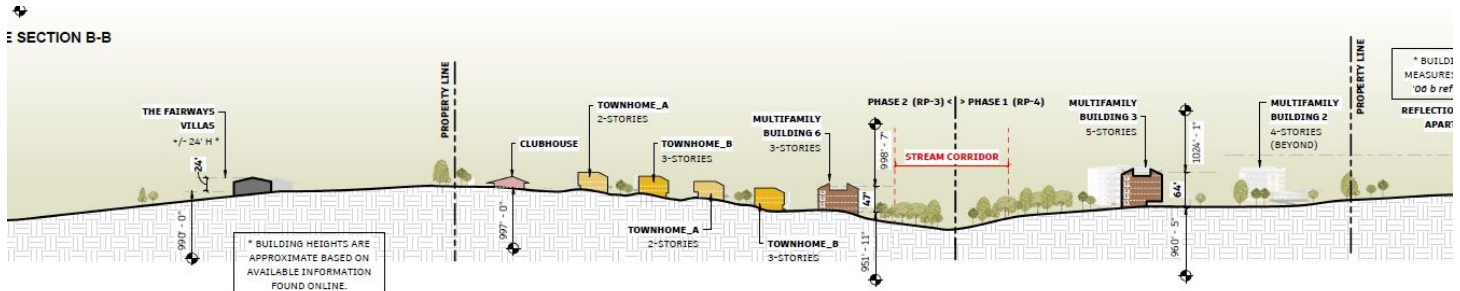
**Exhibit 28: REVISED SUBMITTAL** Phase 2 typical apartment building elevation (buildings 6 and 7 of Phase 2 are similar height).

Staff supports the building height deviation request for increases to the height of the seven apartment buildings. The building heights of the two apartment buildings in Phase 2 are within the height of a typical three-story apartment building. The five apartment buildings in Phase 1 of the development are consistent with the RP-5 Zoning District. The adjacent development, Reflections Apartments, is zoned RP-5 and was granted a building height deviation for all three buildings. The building height deviation for two of the three Reflections Apartments buildings was approved for an average building height of 69.3 feet tall. The deviation approved for the Reflections Apartments exceeds the 35% provision of [Section 4-1-B-27-G-4-d](#) of the UDC. Allowing taller buildings on the east part of the site is a reasonable compromise for a site that has development limitations due to the stream corridor, the undermined areas, and the steep grades limiting the placement of the buildings.

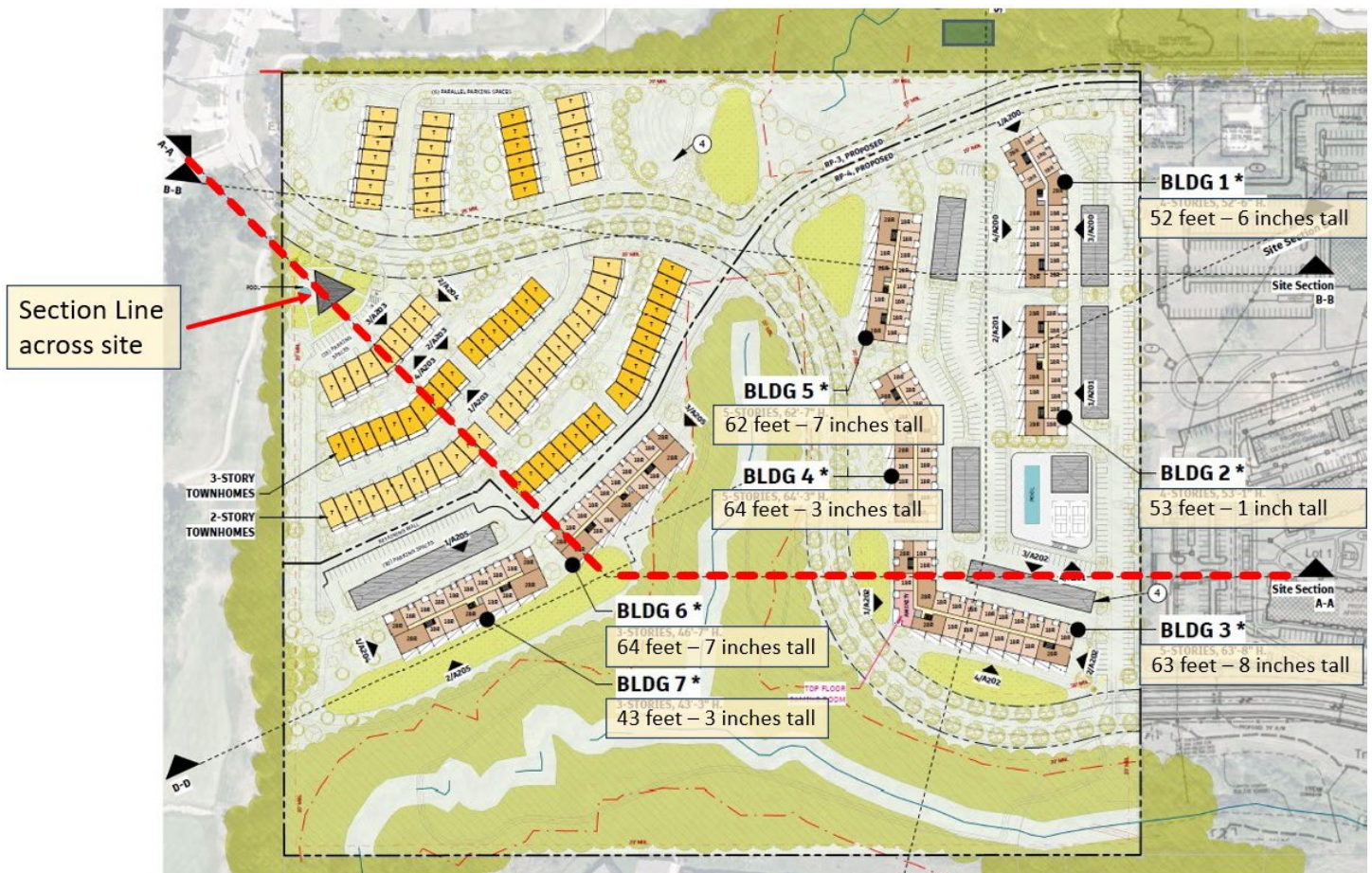
The townhome buildings are all less than the 35-foot-tall height allowed by the UDC. The two apartment buildings in Phase 2 are within a reasonable height compared to a large single-family home, which is often a two-three-story building.

The buildings are shown in comparison to the surrounding development in the following site section diagram in Exhibit 29.





**Exhibit 29: REVISED SUBMITTAL Site section.**



**Exhibit 30: REVISED SUBMITTAL Section key plan and building height.**



## REVIEW PROCESS

- This project requires a recommendation from the Planning Commission and approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on November 19, 2024.
- An application for Final Plan Approval shall include further refinement of the building architecture per the Staff's comments in this report and additional information about fire hose reach.
- The applicant must submit a final plan/final plat application prior to applying for permit(s).
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements, such as permits and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

### ★ Staff recommends approval of the proposed rezoning and preliminary plan for Ross Canyon.

- The revised plans address items discussed by Staff, the Planning Commission, and members of the public.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Vibrant Neighborhoods* and a *Thriving Economy*.

## REZONING

Staff recommends **APPROVAL** for rezoning property from AG and R-1 to RP-3 and RP-4 for **Ross Canyon** located near 93<sup>rd</sup> Street between Mill Creek Road and Renner Boulevard.

## PRELIMINARY PLAN/PLAT

Staff recommends **APPROVAL** of the preliminary plan/plat for **Ross Canyon** located near 93<sup>rd</sup> Street between Mill Creek Road and Renner Boulevard for a multifamily development with a deviation from Section 4-1-B-9-F of the UDC to allow the apartment buildings to exceed the 35-foot building height as noted within the Staff Report and with the following conditions:

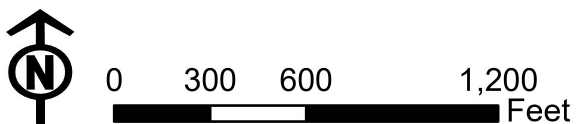
1. The section of 91<sup>st</sup> Street from the northeast corner of the subject site to Renner Boulevard shall be constructed with this development. Using the Phasing Plan as a guide, the developer may be issued a Certificate of Occupancy for buildings one and two at the southeasterly part of the site (the buildings closest to 93<sup>rd</sup> Street) prior to the completion of this section of 91<sup>st</sup> Street. Prior to the issuance of a Certificate of Occupancy for a third building, 91<sup>st</sup> Street shall be completed from 93<sup>rd</sup> Street to Renner Boulevard.
2. The section of the new public street located at the northwest corner of the site shall include traffic calming features. The features shall be coordinated with Staff at the time of the Public Improvement Plan submittal for the public streets.





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

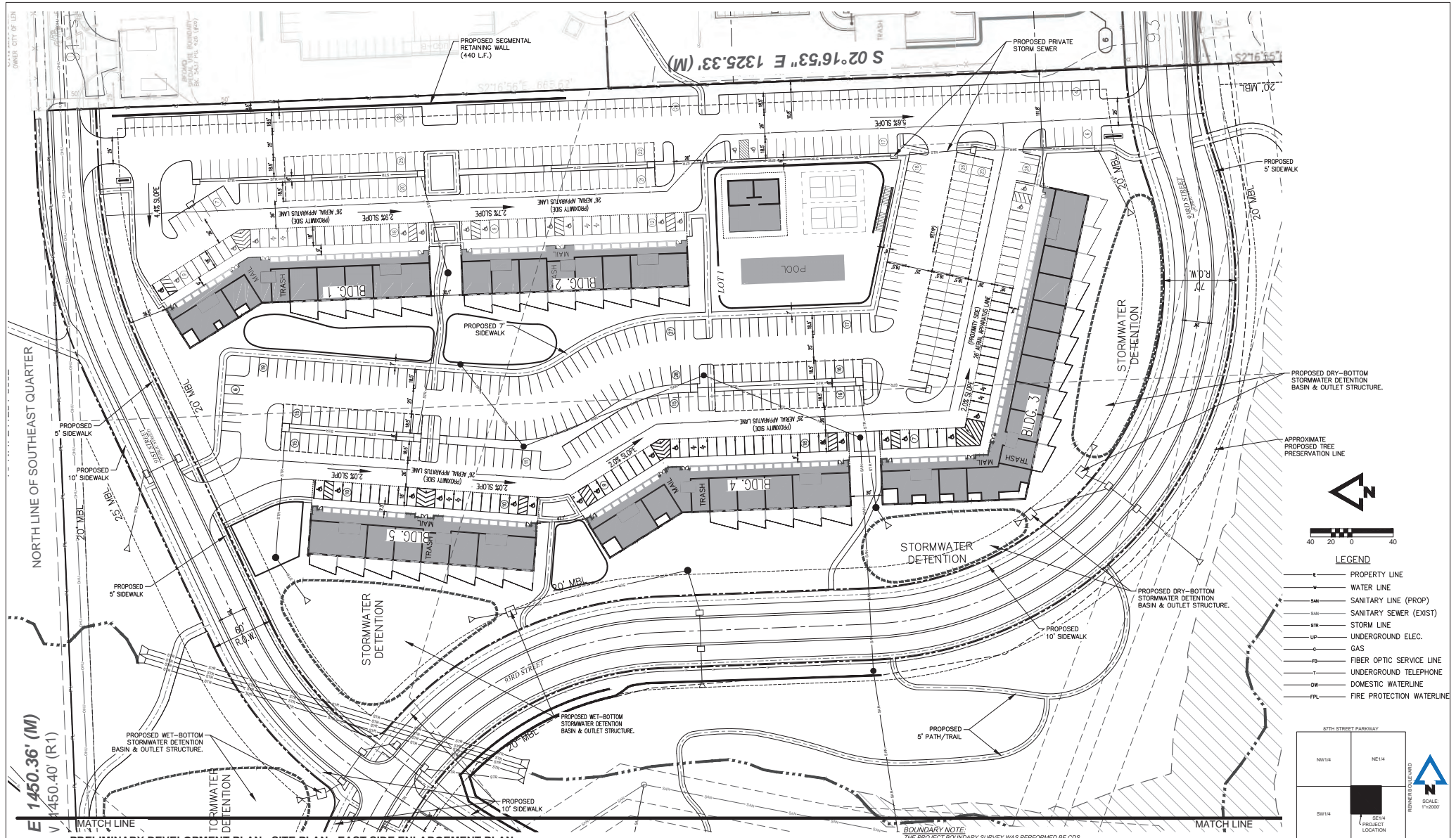
## Rezoning and Preliminary Plan Ross Canyon



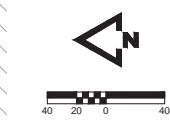




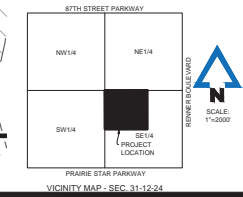





PRELIMINARY DEVELOPMENT PLAN - SITE PLAN - EAST SIDE ENLARGEMENT PLAN



- LEGEND**
- PROPERTY LINE
  - WATER LINE
  - SANITARY LINE (PROP)
  - SANITARY SEWER (EXIST)
  - STORM LINE
  - UNDERGROUND ELEC.
  - GAS
  - FIBER OPTIC SERVICE LINE
  - UNDERGROUND TELEPHONE
  - DOMESTIC WATERLINE
  - FIRE PROTECTION WATERLINE

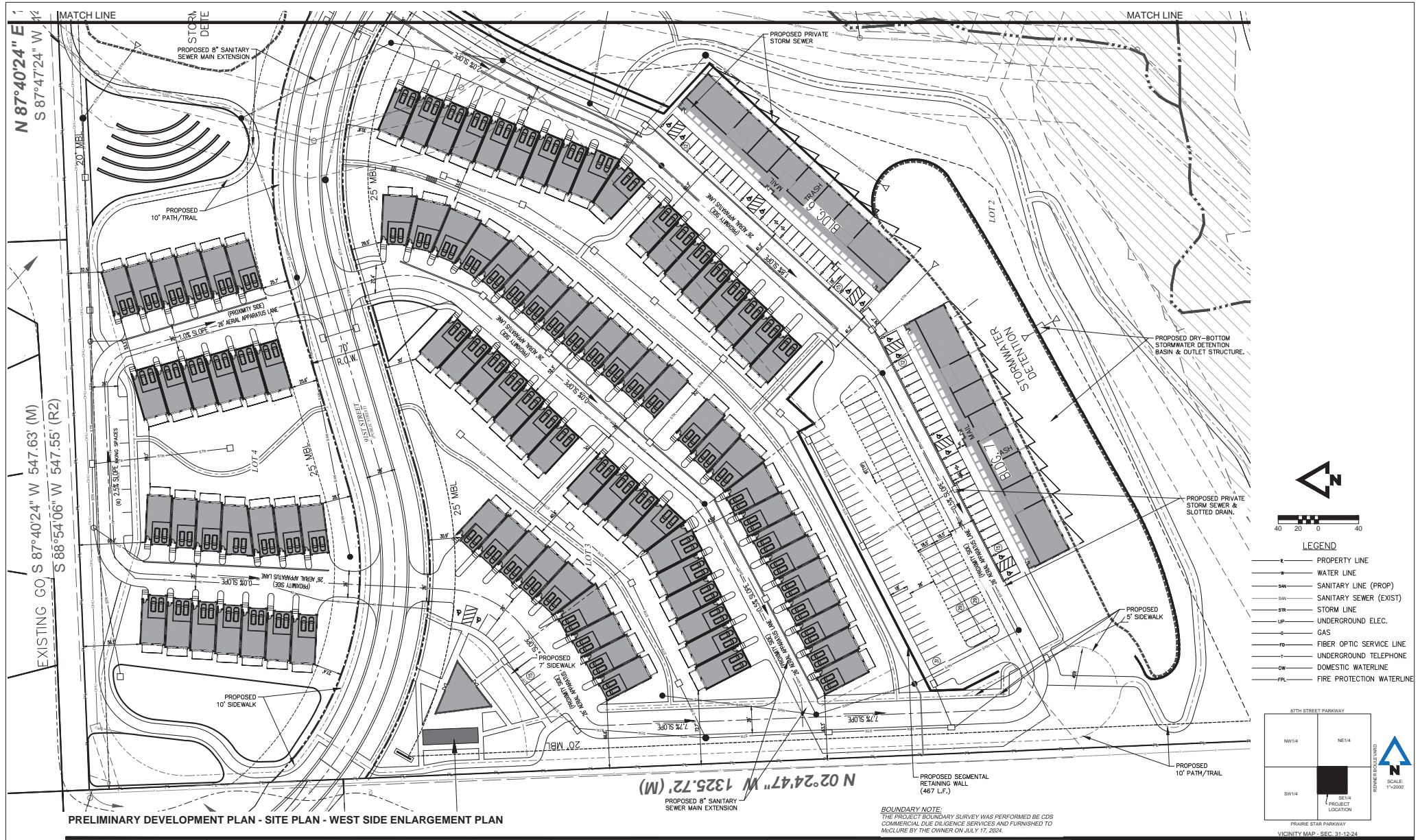


**BOUNDARY NOTE**  
 THE PROJECT BOUNDARY SURVEY WAS PERFORMED BY CDS COMMERCIAL DUE DILIGENCE SERVICES AND FURNISHED TO MCCLURE BY THE OWNER ON JULY 17, 2024.

<b>OWNER:</b> PETRA 251 S. WHITTIER ST. STE C WICHITA, KS. 67207 TEL. 316.243.9929	<b>PROJECT TEAM:</b> CIVIL/LANDSCAPE: MCCLURE 11031 STRANG LINE ROAD LENEXA, KANSAS 66215 TEL. 913.888.7800	<b>CONTRACTOR:</b> LUKE DRAILY CONSTRUCTION 75 NW BUSINESS PARK LN RIVERSIDE, MO. 64150 TEL. 816.459.8531	<b>ISSUE PACKAGE</b> PRELIMINARY DEVELOPMENT PLAN CITY COMMENT REVISIONS RESUBMITTAL CITY FIRE DEPARTMENT COMMENTS REVISION TO BUILDINGS 6 & 7 <b>DATE</b> 08/14/2024 09/16/2024 09/20/2024 10/21/2024	 <b>PRELIMINARY: NOT FOR CONSTRUCTION</b>	<b>PETRA / ROSS CANYON</b> 93RD & RENNER BLVD PROJECT # 2406 DRAWN BY: ELDO CHECKED BY: ELDO <b>ELDORADO</b> 510 avenida cesar e chavez kansas city missouri 64108 v 816 474 3838 f 816 474 0836 www.eldo.us
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C101





PRELIMINARY DEVELOPMENT PLAN - SITE PLAN - WEST SIDE ENLARGEMENT PLAN


<p>OWNER:</p> <p>PETRA</p> <p>221 S. WHITTIER ST. STE C</p> <p>WICHITA, KS. 67207</p> <p>TEL. 316.243.9929</p>	<p>PROJECT TEAM:</p> <p>CIVIL/LANDSCAPE:</p> <p>MCCLURE</p> <p>11031 STRANG LINE ROAD</p> <p>LENEXA, KANSAS 66215</p> <p>TEL. 913.888.7800</p> <p>CONTRACTOR:</p> <p>LUKE DRAILY CONSTRUCTION</p> <p>75 NW BUSINESS PARK LN</p> <p>RIVERSIDE, MO. 64150</p> <p>TEL. 816.459.8531</p>	<p>ISSUE PACKAGE</p> <p>DATE</p> <p>PRELIMINARY DEVELOPMENT PLAN 08/14/2024</p> <p>CITY COMMENT REVISIONS RESUBMITTAL 08/16/2024</p> <p>CITY FIRE DEPARTMENT COMMENTS 08/20/2024</p> <p>REVISION TO BUILDINGS 6 &amp; 7 10/21/2024</p>	<p>PROJECT # 2406</p> <p>DRAWN BY: ELDO</p> <p>CHECKED BY: ELDO</p> <p>PRELIMINARY: NOT FOR CONSTRUCTION</p> <p><b>McCLURE</b></p>	<p>PROJECT # 2406</p> <p>DRAWN BY: ELDO</p> <p>CHECKED BY: ELDO</p> <p>PRELIMINARY: NOT FOR CONSTRUCTION</p> <p><b>PETRA / ROSS CANYON</b></p> <p>93RD &amp; RENNER BLVD</p> <p><b>C102</b></p> <p>510 avenida cesar e chavez kansas city missouri 64108 v 816 474 3838 f 816 474 0836 <a href="http://www.eldo.us">www.eldo.us</a></p>
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1. LAND PREPARED: 08/14/2024  
2. LANDSCAPE: 08/16/2024  
3. CIVIL: 08/20/2024  
4. UTILITY: 10/21/2024





PRELIMINARY DEVELOPMENT PLAN - GRADING

OWNER:	PROJECT TEAM:	ISSUE PACKAGE	DATE	
PETRA 221 S. WHITTIER ST. STE C MONTA, KS. 67207 TEL. 316.243.9929	CIVIL/LANDSCAPE: MCCLURE 11031 STRANG LINE ROAD LENEXA, KANSAS 66215 TEL. 913.888.7800	CONTRACTOR: LUKE DRAHL CONSTRUCTION 75 NW BUSINESS PARK LN RIVERSIDE, MO. 64150 TEL. 816.459.8531	PRELIMINARY DEVELOPMENT PLAN CITY COMMENT REVISIONS RESUBMITTAL CITY FIRE DEPARTMENT COMMENTS REVISION TO BUILDINGS 6 & 7	08/14/2024 09/16/2024 08/20/2024 10/21/2024
				PRELIMINARY: NOT FOR CONSTRUCTION
PETRA / ROSS CANYON 83RD & RENNER BLVD PROJECT # 2406 DRAWN BY: ELDO CHECKED BY: ELDO <b>ELDORADO</b> 510 avenida cesar e chavez kansas city missouri 64108 v 816 474 3838 f 816 474 0836 www.eldo.us				<b>C200</b>

FLOOD NOTE:  
THIS PROPERTY LIES WITHIN FLOOD ZONE X (FUTURE BASE FLOOD), DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM FOR THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS. MAP NUMBER 20091C0049G AND DATED AUGUST 3, 2009.

NO TITLE INFORMATION WAS FURNISHED. THERE MAY BE EASEMENTS AND/OR OTHER RIGHTS-OF-WAY THAT AFFECT THE SUBJECT TRACT THAT WOULD BE REVEALED IN A TITLE REPORT.

CONTOURS AND PLANIMETRICS SHOWN HEREON WERE PROVIDED BY THE JOHNSON COUNTY AIMS DEPARTMENT.

BENCHMARK BM 455: ELEVATION = 985.42  
JOHNSON COUNTY VERTICAL CONTROL NETWORK BENCHMARK, BM 455, 2" ALUMINUM DISK ON TOP OF CURB INLET ON WEST SIDE OF SOUTHBOUND RENNER ROAD APPROXIMATELY 350 FEET SOUTH OF THE INTERSECTION OF 83RD STREET AND RENNER BOULEVARD.

NOTE:  
ALL EROSION CONTROL DETAILS SHALL CONFORM TO THE CITY OF LENEXA'S STANDARD DETAILS.

NOTE:  
CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS.

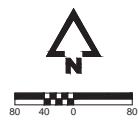
NOTE:  
ALL GRADING SHALL NOT EXCEED A 3:1 SLOPE.

NOTE:  
ALL AREAS DISTURBED SHALL BE SEED.

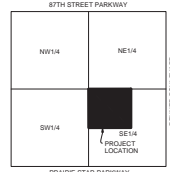
NOTE:  
ANY SLOPES GREATER THAN 3' IN HEIGHT SHALL BE STABILIZED BY HYDRO-SEEDING IF THERE IS NO ACTIVITY FOR 30 DAYS OR MORE.

NOTE:  
CONTACT DALE CLARK WITH THE CITY OF LENEXA FOR INSPECTION OF INSTALLED EROSION CONTROL MEASURES AT (913) 477-238-0905.

NOTE:  
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL FOR THE DURATION OF THE PROJECT. IF THE CITY DETERMINES THAT THE MEASURES IN PLACE DO NOT PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL AT ANY TIME DURING THE PROJECT, THE CONTRACTOR SHALL INSTALL ADDITIONAL OR ALTERNATIVE MEASURES THAT PROVIDE EFFECTIVE CONTROL.

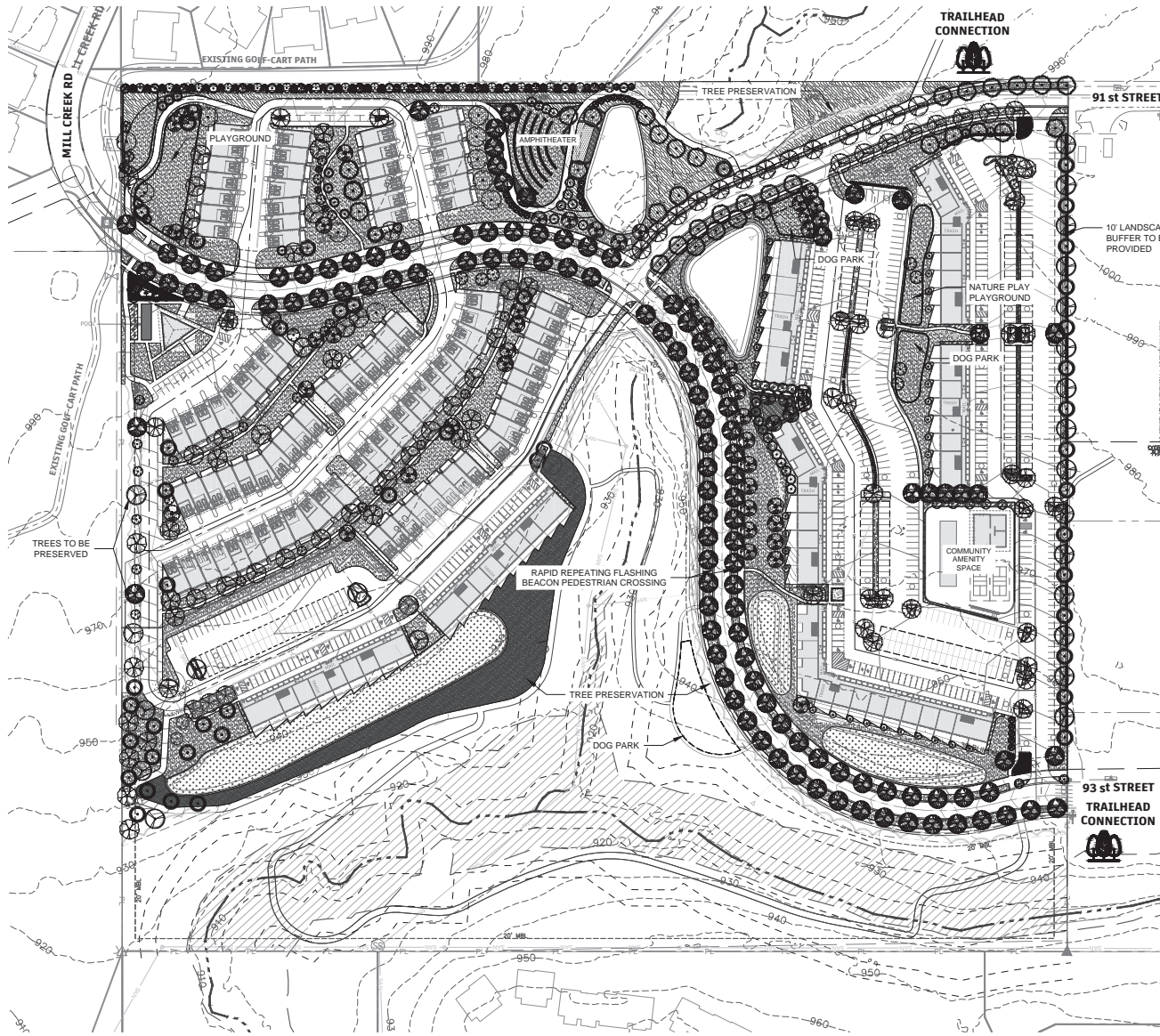


- LEGEND
- 1000 --- DENOTES EXISTING CONTOUR
  - 1000 --- DENOTES PROPOSED CONTOUR
  - --- INDICATES EXISTING CONCRETE CURB & GUTTER
  - --- INDICATES PROPOSED CONCRETE CURB & GUTTER



VICINITY MAP  
SEC.31-12-24





PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	BET NIG	52	Betula nigra / River Birch Multi-Trunk	B&B, 2" Cal.
	CAT SPE	10	Catalpa speciosa / Northern Catalpa	B&B, 2" Cal.
	CEL OCC	27	Celtis occidentalis / Common Hackberry	B&B, 2" Cal.
	CEL PRS	16	Celtis occidentalis 'JFS-KSU1' / Prairie Sentinel® Hackberry	B&B, 1.5" Cal.
	GIN EPA	4	Ginkgo biloba 'Bagari' / Goldspire Maidenhair Tree	B&B, 1.5" Cal.
	GLE SKY	44	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	B&B, 2" Cal.
	NYS SYL	36	Nyssa sylvatica / Tupelo	B&B, 2" Cal.
	PLA OCC	117	Platanus occidentalis / American Sycamore	B&B, 2" Cal.
	POP PRG	28	Populus tremuloides 'NE Arb' / Prairie Gold® Quaking Aspen	B&B, 1.5" Cal.
	QUE BIC	20	Quercus bicolor / Swamp White Oak	B&B, 2" Cal.
	QUE EXM	17	Quercus x 'Crimschmidt' / Crimson Spire™ Oak	B&B, 1.5" Cal.
	TAX DIS	36	Taxodium distichum / Bald Cypress	B&B, 2" Cal.
	TAX LAB	29	Taxodium distichum imbricarium 'Prairie Sentinel' / Prairie Sentinel Pond Cypress	B&B, 2" Cal.
EVERGREEN TREES				
	MAG BRK	10	Magnolia grandiflora 'Bracken's Brown Beauty' / Bracken's Beauty Southern Magnolia	6'-8' Ht.
	PIN STR	46	Pinus strobus / White Pine	6'-8' Ht.
	PIN FAS	38	Pinus strobus Fastigata / Pyramidal White Pine	6'-8' Ht.
ORNAMENTAL TREES				
	CER CAN	54	Cercis canadensis / Eastern Redbud	B&B, 1.5" Cal.
	MAG SWE	21	Magnolia virginiana / Sweetbay Magnolia	B&B, 1.5" Cal.
SHRUBS				
	CAL INV	11	Callirhoe involucrata / Purple Poppymallow	1 gal
	CON SHR	52	Coniferous Shrub / 3' Evergreen Screen	5 gal
	COR LA2	95	Coreopsis lanceolata / Lanceleaf Tickseed	1 gal
	COR SER	66	Cornus sericea / Red Twig Dogwood	5 gal
	FOT GAR	30	Fothergilla gardenii / Dwarf Fothergilla	5 gal
	HYD TMR	50	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal
	HYD ALI	230	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	5 gal
	JUN BL3	5	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	5 gal
	NEP WAL	57	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	5 gal
	PIN CO2	10	Pinus mugo 'Compacta' / Dwarf Mugo Pine	5 gal
	RHU GRO	65	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	SAL NSY	27	Salvia yangii / Russian Sage	5 gal
GROUND COVERS				
	LS	2,017 sf	Decomposed Limestone / Decomposed Limestone Screening	SF
	DB	54,897 sf	Detention Basin Seed Mix / Detention Basin Seed Mix	SF
	FH	378,524 sf	Festuca var. / Heat-Tolerant Fescue Sod	SF
	PP	1,725	Foundation Plantings / Shrub/Perennial Mx	1 Gal. (18" Ht.)
	LP	1,908 sf	Limestone Pavers / Cut Limestone Pavers	SF
	NT	82,966 sf	Native Seed Mix / Native Seed Mix	SF
	RR	20,810 sf	Rock Mulch / Native Limestone Rock	SF
	WM	7,593 sf	Wood Mulch / Cedar Wood Mulch	SF



1 SITE LANDSCAPE PLAN  
SCALE: 1" = 80'-0"

OWNER:  
PETRA  
251 S. WHITTIER ST. STE C  
WICHITA, KS 67207  
TEL. 316.243.9929

PROJECT TEAM:  
CIVIL / LANDSCAPE:  
MCCLURE  
1700 SWIFT ST. STE 100  
NORTH KANSAS CITY, MO, 64116  
TEL. 816.756.0444

CONTRACTOR:  
LUKE DRALEY CONSTRUCTION  
75 NW BUSINESS PARK LN  
RIVERSIDE, MO, 64150  
TEL. 816.459.8531

ISSUE PACKAGE	REV. #	DATE
PRE APPLICATION/CONCEPT PLAN	1	05/31/2024
PRE APPLICATION/ CONCEPT PLAN_R1	2	07/03/2024
PRELIMINARY DEVELOPMENT PLAN	3	08/26/2024
PRELIMINARY DEVELOPMENT PLAN_R1	4	09/16/2024
PRELIMINARY DEVELOPMENT PLAN_R2	5	10/21/2024



PRELIMINARY: NOT  
FOR CONSTRUCTION

PETRA / ROSS CANYON  
3300 S. REMICK BLVD

PROJECT # 2408  
DRAWN BY: ELDO  
CHECKED BY: ELDO

ELDORADO

510 avenida cesar e chavez kansas city missouri 64108 v 816 474 3838 f 816 474 0836  
www.eldo.us

LANDSCAPE PLAN

L100



LANDSCAPE NOTES:

1. FIELD VERIFY UTILITIES SHOWN ON PLANS PRIOR TO WORK COMMENCEMENT. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES MADE FROM CONSTRUCTION ACTIVITY. IMMEDIATELY NOTIFY PROJECT LANDSCAPE ARCHITECT AND ENGINEER IF DISCREPANCIES ARISE.
2. COMPLETE REQUIRED LANDSCAPING FOR THE ENTIRE SITE IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: SEEDED AREAS, SODDED AREAS, SHRUB BEDS, AND SITE CLEAN-UP.
3. VERIFY QUANTITIES PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT. PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (A.S.N.S.) LATEST EDITION PUBLISHED BY (ANLA) ANSI Z60.1. THIS IS A REPRESENTATIVE GUIDELINE SPECIFICATION ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR THE PLANT MATERIAL.
5. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL, TYPE, SIZE AND/OR QUANTITY. LARGER SIZE PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.S.N.S. VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
6. DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT IDENTIFIED ON THESE PLANS SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITIONS AT CONTRACTOR'S COST. SOD WITH A TURF-TYPE TALL FESCUE BLEND SHALL BE PROVIDED FOR AREAS NOT DESIGNATED AS BEDS & PAVEMENT.
7. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING. REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS.
8. INSTALL PLANT MATERIAL IN ACCORDANCE WITH A.S.N.S. STANDARDS.
9. INSTALL FINISHED GRADES OF SOD, LANDSCAPE BEDS, AND MULCH 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
10. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS. REMOVE ALL PLASTIC WRAP, FABRIC ROPE, ROT PROOF WRAP, AND PLANT IDENTIFICATION TAGS.

6 LANDSCAPE NOTES

SCALE: NTS

LANDSCAPE REQUIREMENTS

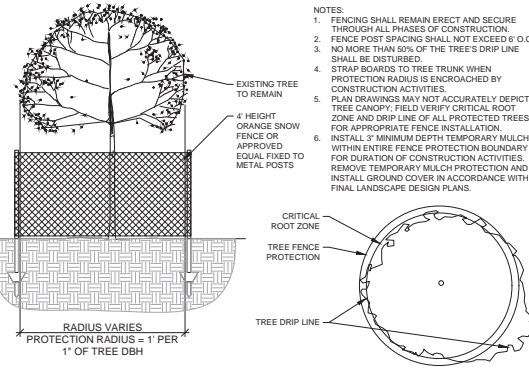
PER SECTION 4.1-D-2 OF THE CITY OF LENEXA, KANSAS LANDSCAPING, BUFFERING, AND SITE DESIGN:

STREET TREES (4.1-D-2-A)	REQUIREMENT	PROVIDED
1 STREET TREE PER 40 LF PF STREET FRONTAGE		
750 LF OF FRONTAGE / 18.8 TREES REQUIRED PER SIDE (37.6 TOTAL TREES REQUIRED)		34 TREES PROVIDED (NUMEROUS INTERSECTIONS RESTRICT TOTAL NUMBER OF TREES ALLOWABLE)
2,000 LF OF FRONTAGE / 51.8 TREES REQUIRED PER SIDE (103.6 TOTAL TREES REQUIRED)		96 TREES PROVIDED (NUMEROUS INTERSECTIONS RESTRICT TOTAL NUMBER OF TREES ALLOWABLE)
PERIMETER PLANTINGS (4.1-D-2-B)	REQUIREMENT	PROVIDED
ALONG STREET FRONTAGES (BUILDINGS)	PER 100 LF ADJACENT TO BUILDING - OPEN AREA = 3 SHADE TREES + 1 ORNAMENTALS + 10 SHRUBS + 75 SF OF BED 1.111 LF OF FRONTAGE / 100 LF = 11.1 PLANTING UNIT MULTIPLIER 2 SHADE TREES X 11.1 = 22.2 SHADE TREES REQUIRED 1 ORNAMENTALS X 11.1 = 11.1 ORNAMENTALS TREES REQUIRED 12 SHRUBS X 11.1 = 133 SHRUBS REQUIRED 75 SF OF BED X 11.1 = 833 SF OF BED REQUIRED	28 SHADE TREES PROVIDED 40 ORNAMENTALS TREES PROVIDED 156 SHRUBS PROVIDED (ADDITIONAL SHRUBS TO BE ADDED FOR FDP) 10,833 SF OF BED PROVIDED
ALONG STREET FRONTAGES (PARKING)	PER 100 LF ADJACENT TO PARKING LOT AND PARALLEL DRIVES = 3 SHADE TREES + 1 ORNAMENTALS + 12 SHRUBS + 75 SF OF BED + 3 FT TALL VEGETATIVE SCREEN ALONG 75% OF FRONTAGE 21.8 LF OF FRONTAGE / 100 LF = 21.8 PLANTING UNIT MULTIPLIER 2 SHADE TREES X 21.8 = 43.6 SHADE TREES REQUIRED 1 ORNAMENTALS X 21.8 = 21.8 ORNAMENTALS TREES REQUIRED 12 SHRUBS X 21.8 = 261.6 SHRUBS REQUIRED 75 SF OF BED X 21.8 = 1635 SF OF BED REQUIRED 3 FT VEGETATIVE SCREEN @ 75% OF 211.8 = 589 LF OF SCREEN REQUIRED	8 SHADE TREES PROVIDED 3 ORNAMENTALS TREES PROVIDED 27 SHRUBS PROVIDED (ADDITIONAL SHRUBS TO BE ADDED FOR FDP) 573 SF OF BED PROVIDED 210 LF OF SCREEN PROVIDED
INTERNAL PARKING LOT (4.1-D-2-B)	REQUIREMENT	PROVIDED
10% OF TOTAL PARKING AREA SHALL CONTAIN INTERNAL LANDSCAPED AREAS A MINIMUM OF 1 SHADE TREE PER 300 FT OF OVERALL INTERNAL LANDSCAPED AREA WITH AT LEAST 1 TREE IN EACH ISLAND		
EAST SIDE	109,339 SQFT / 300 SQFT = 69 TREES REQUIRED	48 TREES PROVIDED
WEST SIDE	34,211 SQFT / 300 SQFT = 13 TREES REQUIRED	8 TREES PROVIDED
LANDSCAPE BUFFERS (4.1-D-2-B)	REQUIREMENT	PROVIDED
EAST SIDE - RP4	374 TOTAL UNITS / 35.59 ACRES = 14.45 UNITS PER ACRE = LU FACTOR OF 6 NEIGHBORHOOD ZONING - RP4 + CPO REQUIRED LAND USE BUFFER DESIGN TYPE = 1 WIDTH 10 FT / 1 SHADE TREE + 2 EVERGREEN + 10 SHRUBS PER 100 LF OF BUFFER 266.8 LF OF BUFFER / 100 LF = 2.668 PLANTING UNIT MULTIPLIER 1 SHADE TREE X 2.668 = 2.668 SHADE TREES REQUIRED 2 EVERGREEN TREES X 2.668 = 5.336 EVERGREEN TREES REQUIRED 10 SHRUBS X 2.668 = 26.68 SHRUBS REQUIRED	15 SHADE TREES PROVIDED 15 EVERGREEN TREES PROVIDED 120 SHRUBS PROVIDED
WEST SIDE - RP3	TOTAL 31 UNITS / 14.8 ACRES = 6.14 UNITS PER ACRE = LU FACTOR OF 3 NEIGHBORHOOD ZONING - RP1 + RP2 + CC REQUIRED LAND USE BUFFER DESIGN TYPE = 2 WIDTH 10 FT / 1 SHADE TREE + 3 EVERGREEN + 15 SHRUBS PER 100 LF OF BUFFER 1,215 LF OF BUFFER - 427 LF OF EXISTING VEGETATION TO REMAIN = 788 LF OF BUFFER 788 LF OF BUFFER / 100 LF = 7.88 PLANTING UNIT MULTIPLIER 1 SHADE TREE X 7.88 = 7.88 SHADE TREES REQUIRED 3 EVERGREEN TREES X 7.88 = 23.64 EVERGREEN TREES REQUIRED 15 SHRUBS X 7.88 = 118.2 SHRUBS REQUIRED	9 SHADE TREES PROVIDED 35 EVERGREEN TREES PROVIDED 127 SHRUBS PROVIDED
- NORTH LA BUFFER	EXISTING VEGETATION TO REMAIN AS BUFFER	
- WEST LB BUFFER	EXISTING VEGETATION TO REMAIN AS BUFFER	

LANDSCAPING OF MONUMENT SIGNS (4.1-D-2-C)	REQUIREMENT	PROVIDED
MINIMUM LANDSCAPED AREA	AN AREA EQUAL TO 3 TIMES THE COMBINED TOTAL AREA OF THE FACE OF THE SIGN AND MONUMENT BASE SHALL BE LANDSCAPED USING ORNAMENTAL TREES AND SHRUBS	
- NORTH EAST SIGN	FINAL SIGN DIMENSIONS TO BE DETERMINED	TO BE PROVIDED FOR FDP
- SOUTH EAST SIGN	FINAL SIGN DIMENSIONS TO BE DETERMINED	TO BE PROVIDED FOR FDP
- NORTH WEST SIGN	FINAL SIGN DIMENSIONS TO BE DETERMINED	TO BE PROVIDED FOR FDP
MINIMUM LANDSCAPE MATERIAL	1 SHADE TREE PER 500 SQ FT OF REQUIRED LANDSCAPE AREA 1 ORNAMENTAL TREE PER 200 SQ FT OF REQUIRED LANDSCAPE AREA	
- NORTH EAST SIGN	MINIMUM LANDSCAPE MATERIAL TO BE DETERMINED	TO BE PROVIDED FOR FDP
- SOUTH EAST SIGN	MINIMUM LANDSCAPE MATERIAL TO BE DETERMINED	TO BE PROVIDED FOR FDP
- NORTH WEST SIGN	MINIMUM LANDSCAPE MATERIAL TO BE DETERMINED	TO BE PROVIDED FOR FDP

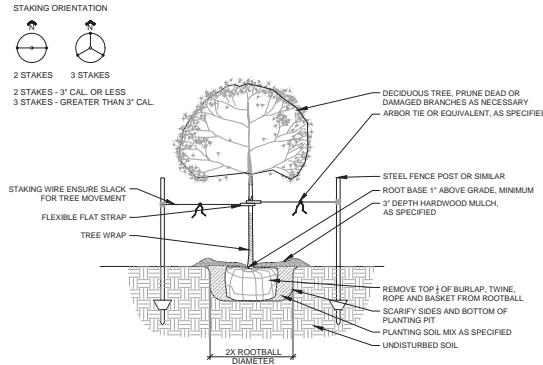
1 LANDSCAPE REQUIREMENTS

SCALE: NTS



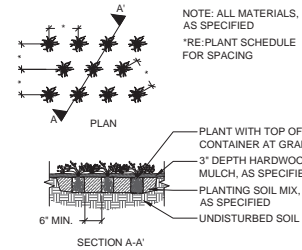
4 TREE PROTECTION

SCALE: NTS



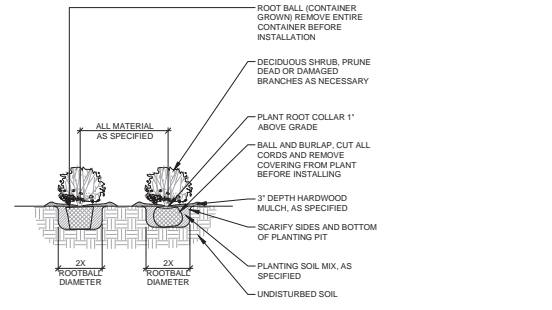
2 DECIDUOUS TREE PLANTING

SCALE: NTS



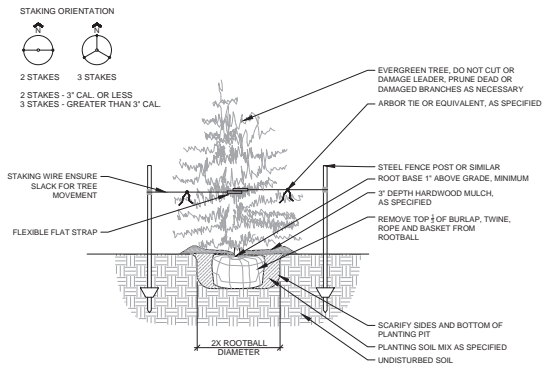
7 GROUND COVER PLANTING

SCALE: NTS



5 SHRUB PLANTING

SCALE: NTS



3 CONIFEROUS TREE PLANTING

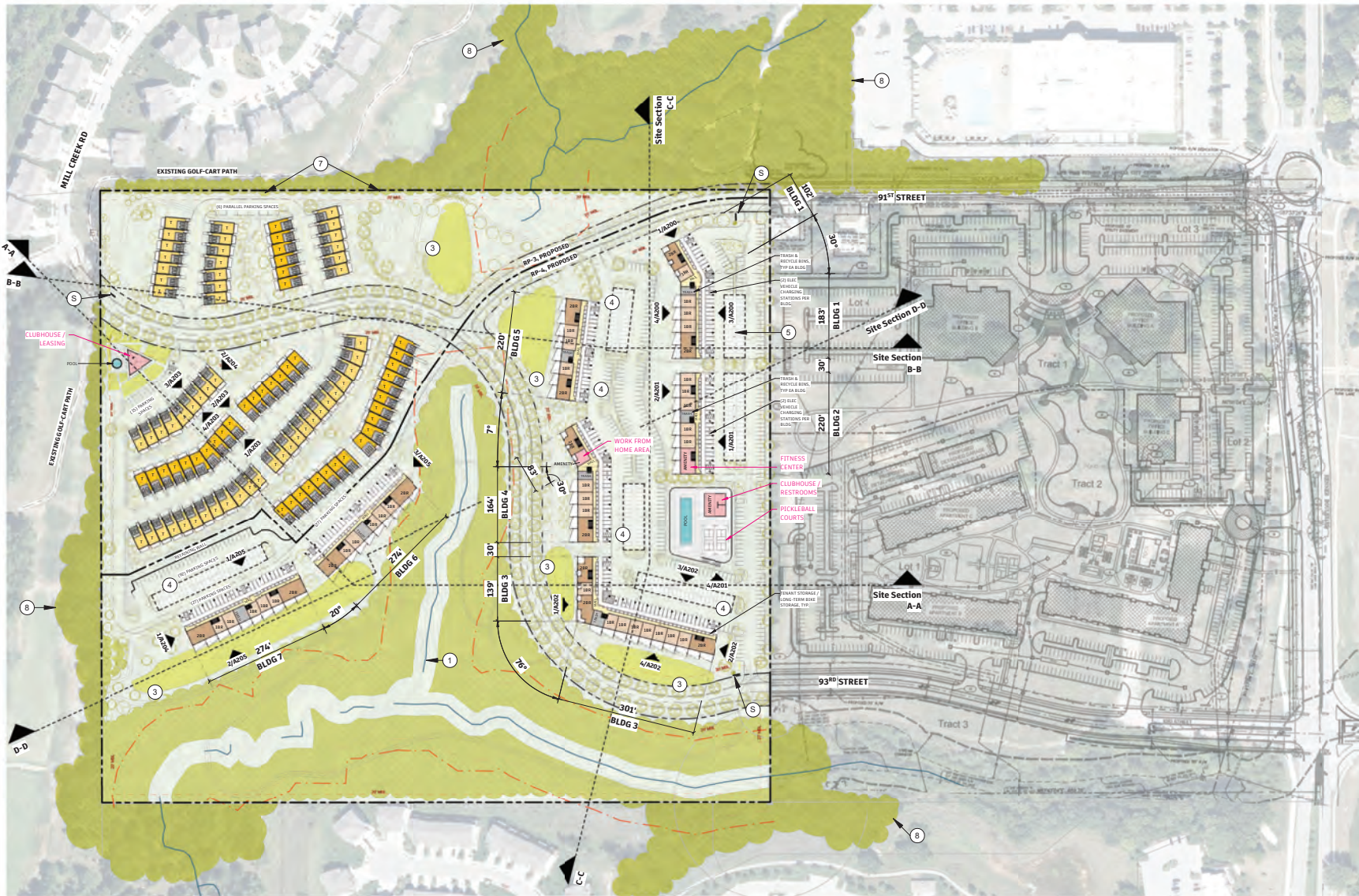
SCALE: NTS

OWNER:		PROJECT TEAM:		ISSUE PACKAGE		REV #		DATE		PRELIMINARY: NOT FOR CONSTRUCTION		LANDSCAPE PLAN	
PETRA 251 S. WHITTIER ST. STE C MONTA, KS. 67207 TEL. 316.243.9929		MCCLURE 1700 SWIFT ST. STE 100 NORTH KANSAS CITY, MO. 64150 TEL. 816.756.0444		CONTRACTOR: LUKE DRALY CONSTRUCTION 75 NW BUSINESS PARK LN RIVERSIDE, MO. 64150 TEL. 816.459.8531		PRE APPLICATION/CONCEPT PLAN		1		05/31/2024		PETRA / ROSS CANYON	
						PRE APPLICATION/ CONCEPT PLAN_R1		2		07/03/2024		PROJECT # 2408	
						PRELIMINARY DEVELOPMENT PLAN		3		08/26/2024		DRAWN BY: ELDO	
						PRELIMINARY DEVELOPMENT PLAN_R1		4		09/16/2024		CHECKED BY: ELDO	
						PRELIMINARY DEVELOPMENT PLAN_R2		5		10/21/2024		ELDRADO	
												510 avenida cesar e chavez kansa city missouri 64108 v 816 474 3838 f 816 474 0836	
												www.eldo.us	



L500





# 1 OVERALL SITE PLAN - GROUND FLOOR

SCALE: 1" = 100'-0"



## OWNER:

PETRA  
251 S. WHITTIER ST. STE C  
WICHITA, KS 67207  
TEL: 316.243.9559

## PROJECT TEAM:

CIVIL / LANDSCAPE:  
McCLURE  
1700 SWIFT ST. STE 100  
NORTH KANSAS CITY, MO 64116  
TEL: 816.756.0444

## CONTRACTOR:

LUKE DRURY CONSTRUCTION  
75 NW BUSINESS PARK LN  
RIVERSIDE, MO 64150  
TEL: 816.459.8531

## ISSUE PACKAGE

PRE-APPLICATION / CONCEPT PLAN  
PRE-APPLICATION / CONCEPT PLAN\_R1  
PRELIMINARY DEVELOPMENT PLAN  
PRELIMINARY DEVELOPMENT PLAN\_R1  
PRELIMINARY DEVELOPMENT PLAN\_R2

## REV #

1 05/21/2024  
2 07/23/2024  
3 08/26/2024  
4 09/16/2024  
5 10/01/2024

## DATE

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## OVERALL SITE PLAN - GROUND FLOOR

PETRA / ROSS CANYON

5930 S. REINER BLVD

PROJECT # 2400

DRAWN BY: ELDORADO

CHECKED BY: ELDORADO

ELDORADO

510 avenida cesar e chavez kansas city missouri 64108 v 816 474 3838 f 816 474 0836 www.eldoradokc.com

## SITE PLAN KEYNOTES

- EXISTING STREAM CORRIDOR TO REMAIN.
- FIRE TRUCK TURN-AROUND & OUTDOOR AMENITY.
- STORM DRAINAGE BASIN. (RE: CIVIL & LANDSCAPE DWGS)
- COVERED OUTDOOR PARKING.
- LANDSCAPED SITE RETAINING WALL.
- SCREENED ROOFTOP MECHANICAL EQUIPMENT.
- LANDSCAPED BUFFER.
- EXISTING SITE TREES & LANDSCAPE BUFFER
- MONUMENT SIGNAGE TO COMPLY W/ DEVELOPMENT CODE SECTION 4-1-E-10.

## SITE DATA (RP-4)

**TOTAL SITE AREA:** 1,377,166 SQ. FT. (31.47 ACRES)  
**DENSITY:** 12.27 UNITS/ACRE = 487 TOTAL UNITS  
**HEIGHT:** ALLOWED: 35'-0" PROPOSED: 35'-0" MAX  
BUILDING 1: 52'-0" MAX  
BUILDING 2: 53'-0" MAX  
BUILDING 3: 60'-0" MAX  
BUILDING 4: 64'-0" MAX  
BUILDING 5: 60'-0" MAX  
BUILDING 6: 40'-0" MAX  
BUILDING 7: 43'-0" MAX  
**SETBACKS:** STREET: 20'-0" MIN. REAR: 20'-0" MIN. OTHER: 7'-0" MIN.  
**OPEN SPACE:** REQUIRED: 39,814 SQ. FT. PROPOSED: 543,302 SQ. FT.

## TOTAL BUILDING TYPICAL FLOOR:

4,403,300 SQ. FT.

## MULTI-FAMILY RESIDENTIAL UNIT COUNT, PHASE 1:

1-BR: 250 (50%)  
2-BR: 90 (30%)  
TOTAL: 340 UNITS

## VEHICLE PARKING, PHASE 1:

REQUIRED: 548 STALLS  
1-BR: 1.5/UNIT: 375 STALLS  
2-BR: 1.5/UNIT: 135 STALLS  
GUEST: 25/UNIT: 75 STALLS  
PROVIDED: 601 STALLS  
ACCESSIBLE PARKING REQ'D: 30 STALLS  
2% OF TOTAL = 12 STALLS (PER IBC 2018, TABLE 1106.1)

## TOTAL BUILDING AREA, PHASE 2:

13,555,555 SQ. FT.

## MULTI-FAMILY RESIDENTIAL UNIT COUNT, PHASE 2:

1-BR: 50 (68%)  
2-BR: 24 (32%)  
TOTAL: 74 UNITS

## VEHICLE PARKING, PHASE 2:

REQUIRED: 136 STALLS  
1-BR: 1.5/UNIT: 75 STALLS  
2-BR: 1.5/UNIT: 42 STALLS  
GUEST: 25/UNIT: 19 STALLS  
PROVIDED: 134 STALLS  
ACCESSIBLE PARKING REQ'D: 9 STALLS (PER IBC 2018, TABLE 1106.1)  
ACCESSIBLE PARKING PROVIDED: 12 STALLS

## SITE DATA (RP-3)

**TOTAL SITE AREA:** 593,360 SQ. FT. (13.62 ACRES)  
**DENSITY:** ALLOWED: 12 UNITS/ACRE = 163 TOTAL UNITS  
PROPOSED: 6.97 UNITS/ACRE = 95 TOTAL UNITS

**HEIGHT:** ALLOWED: 35'-0" PROPOSED: 35'-0" MAX  
TOWNHOMES: 35'-0" MAX

**SETBACKS:** STREET: 20'-0" MIN. REAR: 20'-0" MIN. OTHER: 7'-0" MIN.

## TOTAL BUILDING AREA:

325,050 SQ. FT.

## OPEN SPACE:

REQUIRED: 17,801 SQ. FT. PROPOSED: 61,316 SQ. FT.

## 2-STORY TOWNHOMES:

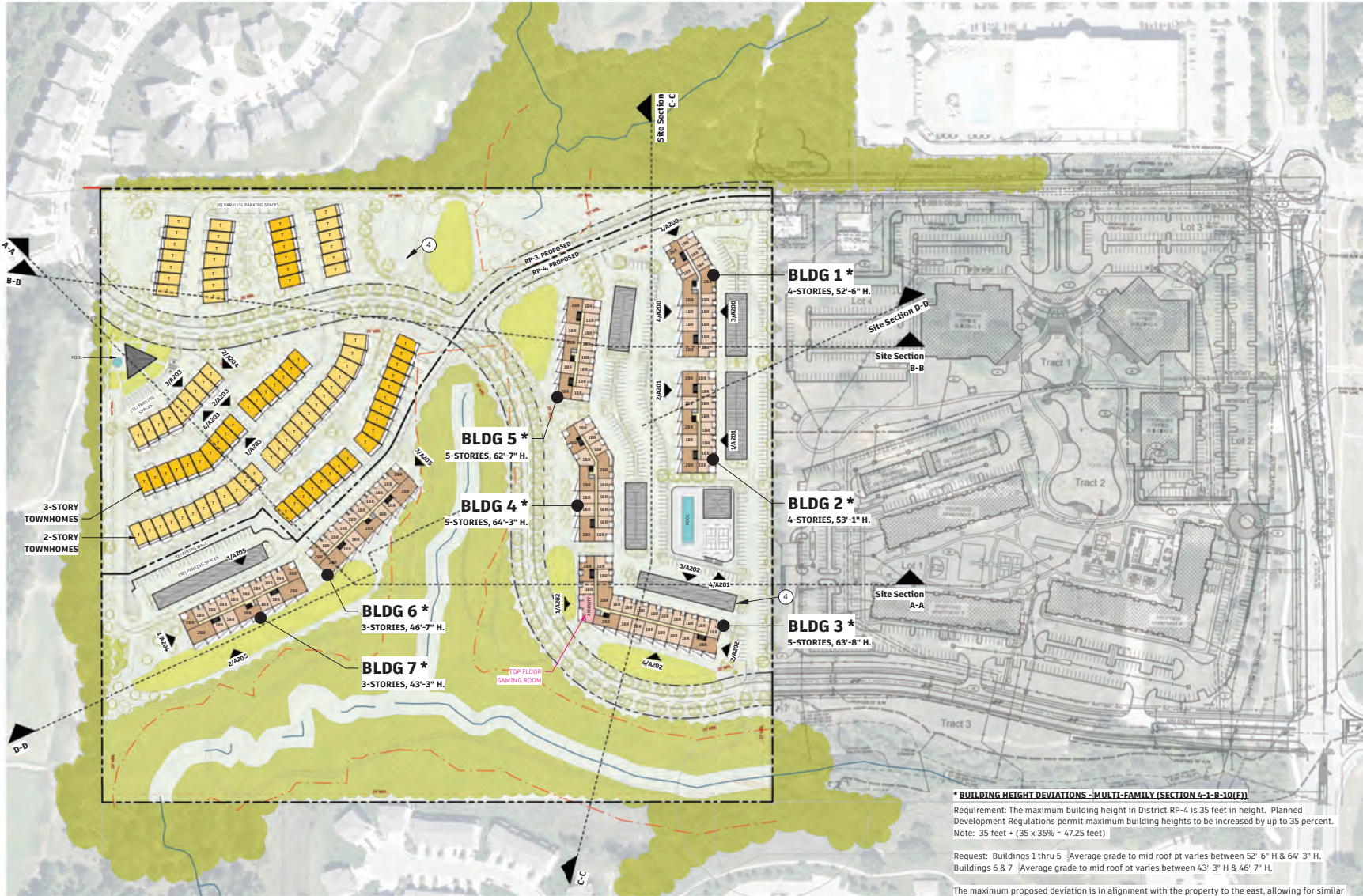
95 (2-CAR GARAGE PROVIDED)

## VEHICLE PARKING, PHASE 2:

REQUIRED: NONE  
GUEST: 25/UNIT: 24 STALLS  
PROVIDED: 24 STALLS  
ACCESSIBLE PARKING REQ'D: 3 STALLS  
ACCESSIBLE PARKING PROVIDED: 2 STALLS

\* EACH TOWNHOME IS PROVIDED WITH A 2-CAR GARAGE.





- ### SITE PLAN KEYNOTES
- 1 EXISTING STREAM CORRIDOR TO REMAIN.
  - 2 FIRE TRUCK TURN-AROUND & OUTDOOR AMENITY.
  - 3 STORM DRAINAGE BASIN. (RE: CIVIL & LANDSCAPE DWGS)
  - 4 COVERED OUTDOOR PARKING.
  - 5 LANDSCAPED SITE RETAINING WALL.
  - 6 SCREENED ROOFTOP MECHANICAL EQUIPMENT.
  - 7 LANDSCAPED BUFFER.
  - 8 EXISTING SITE TREES & LANDSCAPE BUFFER
  - 5 MONUMENT SIGNAGE TO COMPLY W/ DEVELOPMENT CODE SECTION 4-1-E-10.

### SITE DATA (RP-4)

**TOTAL SITE AREA:** 1,327,166 FFF (30.47 ACRES)  
**DENSITY:** ALLOWED: 16 UNITS/ACRE + 487 TOTAL UNITS  
PROPOSED: 12.27 UNITS/ACRE + 374 TOTAL UNITS

**HEIGHT:** ALLOWED: 35'-0"  
PROPOSED:  
• BUILDING 1: 52'-0"  
• BUILDING 2: 53'-1"  
• BUILDING 3: 64'-3"  
• BUILDING 4: 64'-3"  
• BUILDING 5: 64'-7"  
• BUILDING 6: 46'-7"  
• BUILDING 7: 43'-3"

**SETBACKS:** STREET: 20'-0" MIN.  
REAR: 20'-0" MIN.  
OTHER: 7'-0" MIN.

**OPEN SPACE:** REQUIRED: 39,814 FFF  
PROPOSED: 543,302 FFF

**TOTAL BUILDING TYPICAL FLOOR:** 12,794 FFF

**TOTAL BUILDING AREA, PHASE 1:** 420,300 FFF

**MULTI-FAMILY RESIDENTIAL UNIT COUNT, PHASE 1:**  
• 1-BR: 210 (50%)  
• 2-BR: 90 (20%)  
• TOTAL: 300 UNITS

**VEHICLE PARKING, PHASE 1:** 548 STALLS  
REQUIRED:  
• 1-BR: 1.5/UNIT: 315 STALLS  
• 2-BR: 1.75/UNIT: 158 STALLS  
• GUEST: 25/UNIT: 75 STALLS  
• PROVIDED: 601 STALLS  
• ACCESSIBLE PARKING REQ'D: 12 STALLS (PER INC 2008, TABLE 1106.1)  
• ACCESSIBLE PARKING PROVIDED: 30 STALLS

**TOTAL BUILDING AREA, PHASE 2:** 513,555 FFF

**MULTI-FAMILY RESIDENTIAL UNIT COUNT, PHASE 2:**  
• 1-BR: 50 (68%)  
• 2-BR: 24 (32%)  
• TOTAL: 74 UNITS

**VEHICLE PARKING, PHASE 2:** 136 STALLS  
REQUIRED:  
• 1-BR: 1.5/UNIT: 75 STALLS  
• 2-BR: 1.75/UNIT: 42 STALLS  
• GUEST: 25/UNIT: 19 STALLS  
• PROVIDED: 140 STALLS  
• ACCESSIBLE PARKING REQ'D: 9 STALLS (PER INC 2008, TABLE 1106.1)  
• ACCESSIBLE PARKING PROVIDED: 12 STALLS

### SITE DATA (RP-3)

**TOTAL SITE AREA:** 513,360 FFF (13.62 ACRES)  
**DENSITY:** ALLOWED: 12 UNITS/ACRE + 163 TOTAL UNITS  
PROPOSED: 6.97 UNITS/ACRE + 95 TOTAL UNITS

**HEIGHT:** ALLOWED: 35'-0"  
PROPOSED:  
• TOWNHOMES: 35'-0" MAX

**SETBACKS:** STREET: 20'-0" MIN.  
REAR: 20'-0" MIN.  
OTHER: 7'-0" MIN.

**TOTAL BUILDING AREA:** 325,050 FFF

**OPEN SPACE:** REQUIRED: 17,801 FFF  
PROPOSED: 61,316 FFF

**2-STORY TOWNHOMES:** 95 (2-CAR GARAGE PROVIDED)

**VEHICLE PARKING, PHASE 2:** NONE \*  
REQUIRED:  
• GUEST: 25/UNIT: 24 STALLS  
• PROVIDED: 14 STALLS  
• ACCESSIBLE PARKING REQ'D: 1 STALL  
• ACCESSIBLE PARKING PROVIDED: 2 STALLS

\* EACH TOWNHOME IS PROVIDED WITH A 2-CAR GARAGE.

1 OVERALL SITE PLAN - TYP. FLOOR  
SCALE: 1" = 100'-0"

**\* BUILDING HEIGHT DEVIATIONS - MULTI-FAMILY (SECTION 4-1-B-10(F))**  
Requirement: The maximum building height in District RP-4 is 35 feet in height. Planned Development Regulations permit maximum building heights to be increased by up to 35 percent. Note: 35 feet + (35 x 35% = 47.25 feet)

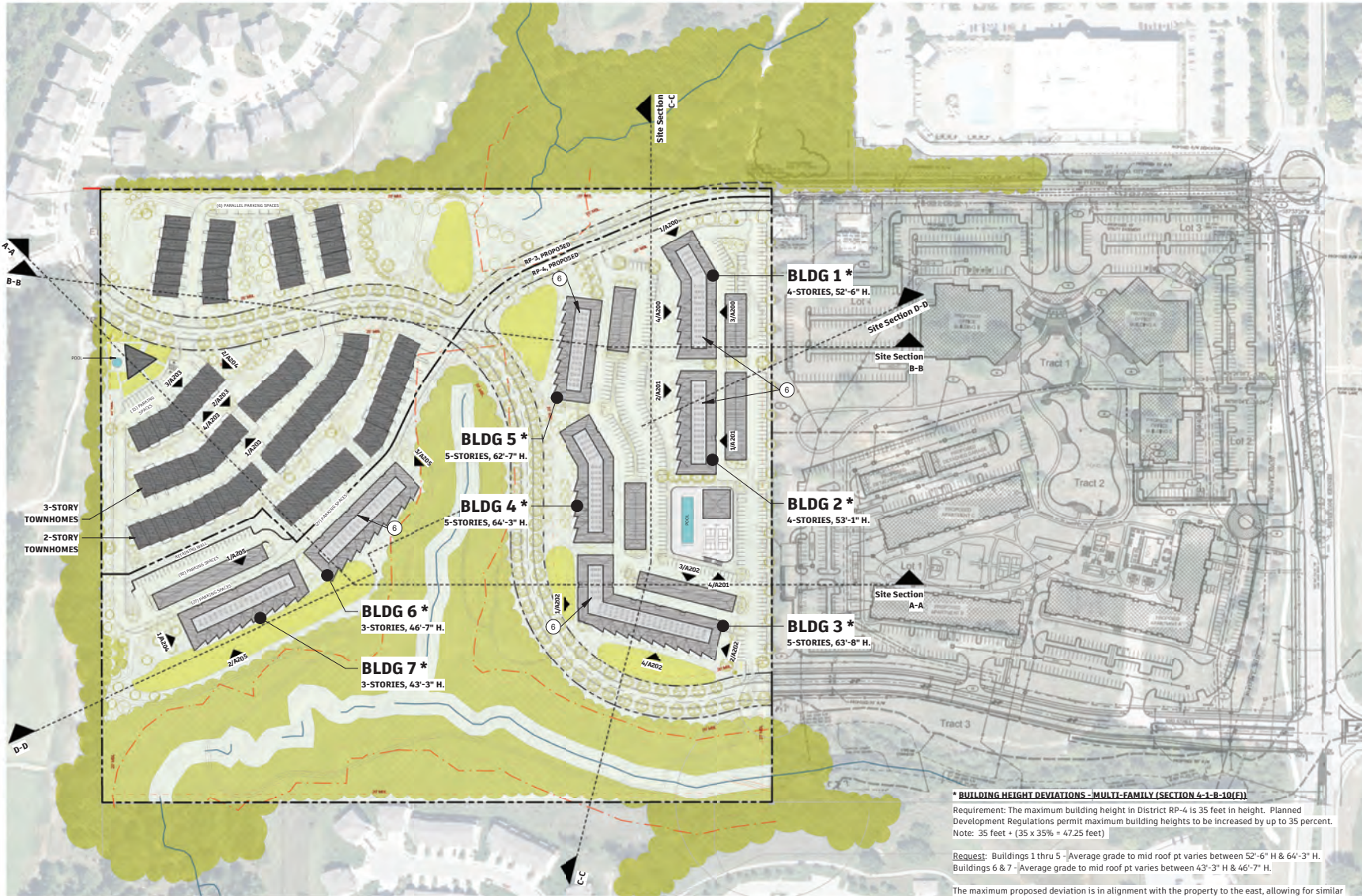
**Request:** Buildings 1 thru 5 - Average grade to mid roof pt varies between 52'-6" H & 64'-3" H. Buildings 6 & 7 - Average grade to mid roof pt varies between 43'-3" H & 46'-7" H.

The maximum proposed deviation is in alignment with the property to the east, allowing for similar rooftop / contextual relationship. Buildings 3 thru 7 occupy a elevation and leverage the site slope to diminish the presence of roofline as viewed from surrounding properties.

10/10/2024 2:50:44 PM

OWNER:		PROJECT TEAM:		ISSUE PACKAGE		REV #	DATE	<div>PRELIMINARY: NOT FOR CONSTRUCTION</div> <div>All Work Product produced or conveyed by El Dorado, including the copyrights therein, shall remain the property of El Dorado and may not be used by any person or entity for any other project or modified without the prior written consent of El Dorado.</div>	OVERALL SITE PLAN - TYP. FLOOR	
<b>PETRA</b> 251 S. WHITTIER ST. STE C WICHITA, KS 67207 TEL 316.243.9959		<b>CIVIL / LANDSCAPE:</b> MCCLURE 1700 SWIFT ST. STE 100 NORTH KANSAS CITY, MO, 64116 TEL 816.756.0444		<b>CONTRACTOR:</b> LUKE DRURY CONSTRUCTION 75 NW BUSINESS PARK LN RIVERSIDE, MO, 64150 TEL 816.459.8531		PRE-APPLICATION / CONCEPT PLAN PRE-APPLICATION / CONCEPT PLAN_R1 PRELIMINARY DEVELOPMENT PLAN PRELIMINARY DEVELOPMENT PLAN_R1 PRELIMINARY DEVELOPMENT PLAN_R2			PETRA / ROSS CANYON	
						1 05/31/2024 2 07/03/2024 3 08/26/2024 4 09/16/2024 5 10/01/2024			510 AVENIDA CESAR E CHAVEZ KANSAS CITY, MISSOURI 64108 V 816.474.3838 F 816.474.0836 WWW.ELDRO.US	
									A002	
									ELDORADO	





1 OVERALL SITE PLAN - ROOF



SCALE: 1" = 100'-0"

OWNER:

PETRA  
251 S. WHITTIER ST. STE C  
WICHITA, KS 67207  
TEL: 316.243.9959

PROJECT TEAM:

CIVIL / LANDSCAPE:  
MCCLURE  
1700 SWIFT ST. STE 100  
NORTH KANSAS CITY, MO, 64116  
TEL: 816.756.0444

CONTRACTOR:  
LUKE DRALY CONSTRUCTION  
75 NW BUSINESS PARK LN  
RIVERSIDE, MO, 64150  
TEL: 816.459.8531

ISSUE PACKAGE

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PRELIMINARY DEVELOPMENT PLAN  
PRELIMINARY DEVELOPMENT PLAN\_R1  
PRELIMINARY DEVELOPMENT PLAN\_R2

REV #

1 05/21/2024  
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PETRA / ROSS CANYON

8990 S. REINER BLVD

PROJECT # 2408

DRAWN BY: ELDO

CHECKED BY: ELDO

ELDORADO

510 avenida cesar e chavez kansas city missouri 64108 v 816 474 3838 f 816 474 0836 www.eldo.us

SITE PLAN KEYNOTES

1. EXISTING STREAM CORRIDOR TO REMAIN.
2. FIRE TRUCK TURN-AROUND & OUTDOOR AMENITY.
3. STORM DRAINAGE BASIN. (RE: CIVIL & LANDSCAPE DWGS)
4. COVERED OUTDOOR PARKING.
5. LANDSCAPED SITE RETAINING WALL.
6. SCREENED ROOFTOP MECHANICAL EQUIPMENT.
7. LANDSCAPED BUFFER.
8. EXISTING SITE TREES & LANDSCAPE BUFFER
5. MONUMENT SIGNAGE TO COMPLY W/ DEVELOPMENT CODE SECTION 4-1-E-10.

SITE DATA (RP-4)

TOTAL SITE AREA: 1,377,166 FFF (30.47 ACRES)	
DENSITY:	ALLOWED: 16 UNITS/ACRE = 487 TOTAL UNITS PROPOSED: 12.27 UNITS/ACRE = 374 TOTAL UNITS
HEIGHT:	ALLOWED: 35'-0" PROPOSED: <ul style="list-style-type: none"><li>BUILDING 1: 52'-0" H.</li><li>BUILDING 2: 53'-0" H.</li><li>BUILDING 3: 64'-0" H.</li><li>BUILDING 4: 64'-0" H.</li><li>BUILDING 5: 62'-0" H.</li><li>BUILDING 6: 46'-0" H.</li><li>BUILDING 7: 43'-0" H.</li></ul>
SETBACKS:	STREET: 20'-0" MIN. REAR: 20'-0" MIN. OTHER: 7'-0" MIN.
OPEN SPACE:	REQUIRED: 39,814 FFF PROPOSED: 543,302 FFF

TOTAL BUILDING TYPICAL FLOOR: 12,794 FFF	
TOTAL BUILDING AREA, PHASE 1: 4,803,300 FFF	
MULTI-FAMILY RESIDENTIAL UNIT COUNT, PHASE 1:	
1-BR: 210 (50%)	
2-BR: 90 (20%)	
TOTAL: 300 UNITS	
VEHICLE PARKING, PHASE 1:	
REQUIRED: 548 STALLS	
1-BR: 1.5/UNIT: 315 STALLS	
2-BR: 1.75/UNIT: 158 STALLS	
GUEST: 26/UNIT: 75 STALLS	
PROVIDED: 601 STALLS	
ACCESSIBLE PARKING REQ'D: 12 STALLS	
2% OF TOTAL = 12 STALLS (PER IRC 2008, TABLE 1106.1)	
ACCESSIBLE PARKING PROVIDED: 12 STALLS	

TOTAL BUILDING AREA, PHASE 2: 13,535,555 FFF	
MULTI-FAMILY RESIDENTIAL UNIT COUNT, PHASE 2:	
1-BR: 50 (68%)	
2-BR: 24 (32%)	
TOTAL: 74 UNITS	
VEHICLE PARKING, PHASE 2:	
REQUIRED: 136 STALLS	
1-BR: 1.5/UNIT: 75 STALLS	
2-BR: 1.75/UNIT: 42 STALLS	
GUEST: 26/UNIT: 19 STALLS	
PROVIDED: 93 STALLS	
ACCESSIBLE PARKING REQ'D: 12 STALLS	
2% OF TOTAL = 12 STALLS (PER IRC 2008, TABLE 1106.1)	
ACCESSIBLE PARKING PROVIDED: 12 STALLS	

SITE DATA (RP-3)

TOTAL SITE AREA: 593,360 FFF (13.62 ACRES)	
DENSITY:	ALLOWED: 12 UNITS/ACRE = 163 TOTAL UNITS PROPOSED: 6.97 UNITS/ACRE = 95 TOTAL UNITS
HEIGHT:	ALLOWED: 35'-0" PROPOSED: <ul style="list-style-type: none"><li>TOWNHOMES: 35'-0" MAX</li></ul>
SETBACKS:	STREET: 20'-0" MIN. REAR: 20'-0" MIN. OTHER: 7'-0" MIN.
OPEN SPACE:	REQUIRED: 17,801 FFF PROPOSED: 61,316 FFF

TOTAL BUILDING AREA: 325,050 FFF	
2-STORY TOWNHOMES:	
95 (2-CAR GARAGE PROVIDED)	
VEHICLE PARKING, PHASE 2:	
REQUIRED: NONE	
GUEST: 26/UNIT: 24 STALLS	
PROVIDED: 24 STALLS	
ACCESSIBLE PARKING REQ'D: 1 STALL	
ACCESSIBLE PARKING PROVIDED: 2 STALLS	

\* EACH TOWNHOME IS PROVIDED WITH A 2-CAR GARAGE.

OVERALL SITE PLAN - ROOF

A003



**PHASE 1**  
March 2025  
Construction Start Date

**PHASE 2**  
June 2026  
Construction Start Date

Fire Access 1

Fire Access 2

Fire Access 3

Trail System

Trail System

(91st St connection to Renner Blvd)

(91st St connection to Renner Blvd)

1 = Proposed Construction Sequence

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**Zoning:**

- RP-3 Allowed Height: 38' w/ 35% Variance = 47.25'
- RP-4 Allowed Height: 38' w/ 35% Variance = 47.25' (Requested Max Height: 52'-64')
- RP-5 Allowed Height: 48' w/ 35% Variance = 64.8'

**Maximum Density:** 12.0 Units / Acre  
**Maximum Density:** 16.0 Units / Acre  
**Maximum Density:** 30.0 Units / Acre

**PHASE 2**  
June 2028  
Construction Start Date

**PHASE 1**  
March 2025  
Construction Start Date

**Stream Corridor Forested Area to Remain (+/-25% of Site Area)**

**Site Line**

**(B) = Number of Stories**

**-67' Building Height (Reflections Development)**

**92nd St connector to Rainsford Blvd**

**92nd St connector to Rainsford Blvd**

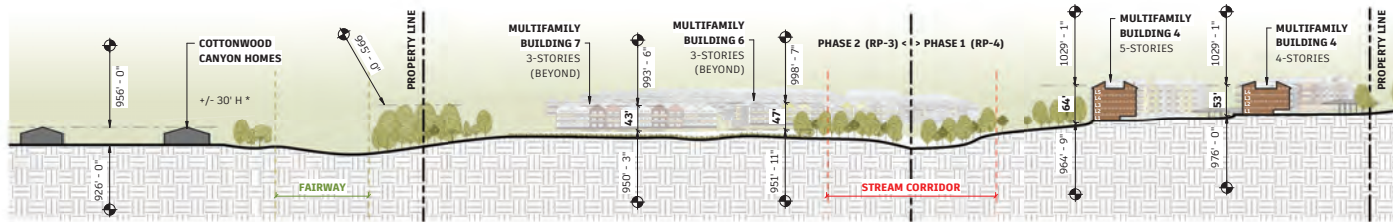
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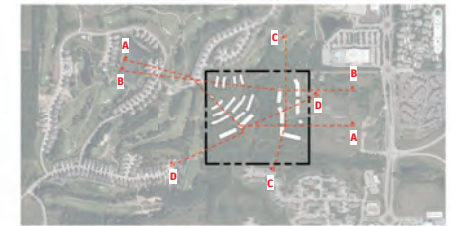
93RD & RENNER BLVD  
PROJECT # 2406  
DRAWN BY: ELDO  
CHECKED BY: ELDO  
**ELDORA**

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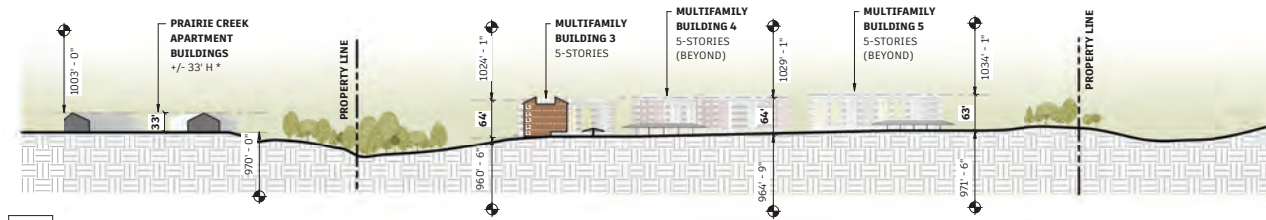




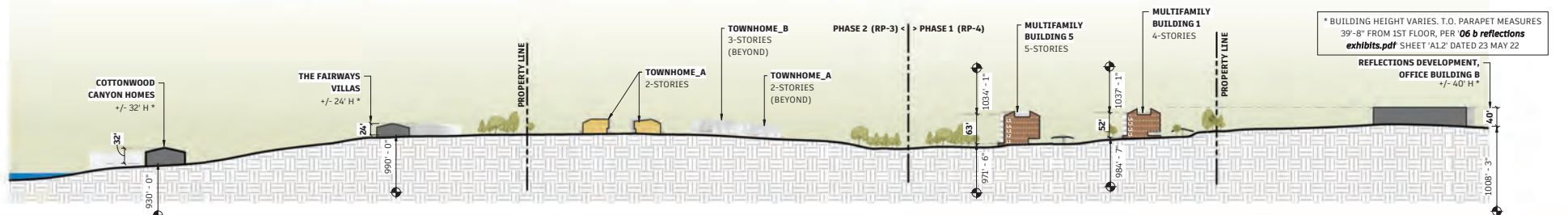
4 EAST-WEST SITE SECTION D-D  
SCALE: 1" = 100'-0"



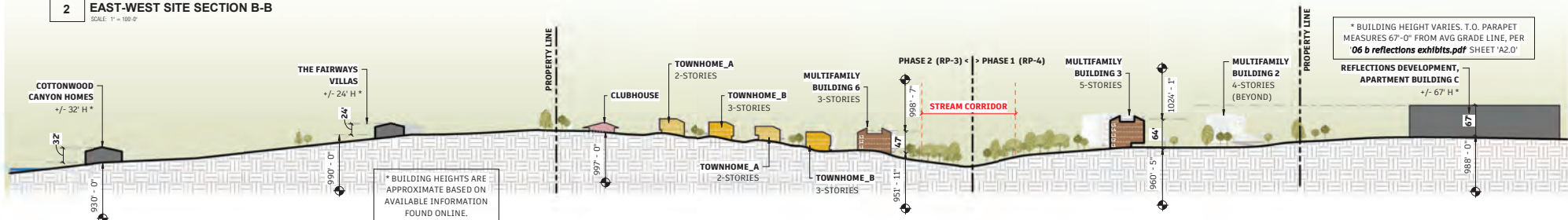
SITE SECTION KEY



3 NORTH-SOUTH SITE SECTION C-C  
SCALE: 1" = 100'-0"



2 EAST-WEST SITE SECTION B-B  
SCALE: 1" = 100'-0"



1 EAST-WEST SITE SECTION A-A  
SCALE: 1" = 100'-0"

OWNER:  
**PETRA**  
251 S. WHITTIER ST. STE C  
WICHITA, KS 67207  
TEL. 316.243.9959

PROJECT TEAM:  
**MCCLURE**  
1700 SWIFT ST. STE 100  
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TEL. 816.756.0444

CONTRACTOR:  
**LUKE DRALY CONSTRUCTION**  
75 NW BUSINESS PARK LN  
RIVERSIDE, MO 64150  
TEL. 816.459.9531

ISSUE PACKAGE	REV #	DATE
PRE-APPLICATION / CONCEPT PLAN	1	05/21/2024
PRE-APPLICATION / CONCEPT PLAN_R1	2	07/03/2024
PRELIMINARY DEVELOPMENT PLAN	3	08/26/2024
PRELIMINARY DEVELOPMENT PLAN_R1	4	09/16/2024
PRELIMINARY DEVELOPMENT PLAN_R2	5	10/01/2024

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**PETRA / ROSS CANYON**

39RD & REINER BLVD

PROJECT # 2408

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**ELDORADO**

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**SITE SECTIONS**

**A300**





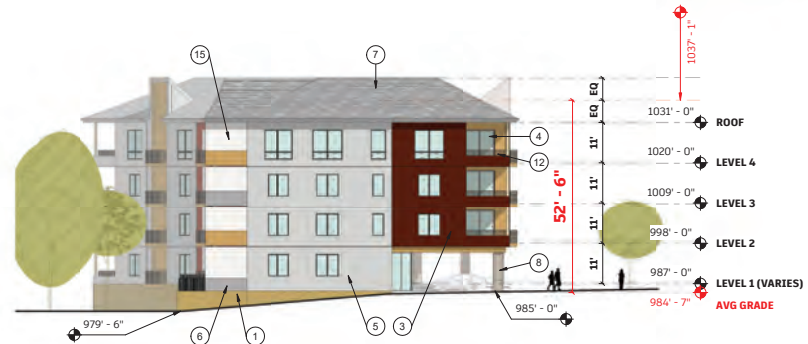
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SCALE: 1/8" = 1'-0"



**3 BUILDING 1 - EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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

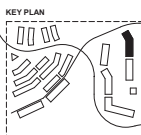


**2 BUILDING 1 - SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

## BUILDING ELEV KEYNOTES

- 1 STONE VENEER
- 2 MODULAR BUFF BRICK
- 3 FIBER-CEMENT BOARD LAP SIDING - TYPE 1 & 2
- 4 WOOD SIDING
- 5 BOX-RIB METAL PANEL - TYPE 1 & 2
- 6 BOX-RIB METAL PANEL (PERFORATED)
- 7 COMPOSITE ROOF SHINGLE
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- 13 PERFORATED METAL BALCONY GUARDRAIL SYSTEM
- 14 MASONRY RETAINING WALL
- 15 GREENSCREEN TRELLIS WITH FINISH TO MATCH ADJACENT WALL COLOR

## MATERIALS LEGEND



## BUILDING ELEV (PHASE 1, MULTIFAMILY)

PETRA / ROSS CANYON

33RD & REINER BLVD

PROJECT # 2408

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**A200**

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CONTRACTOR:  
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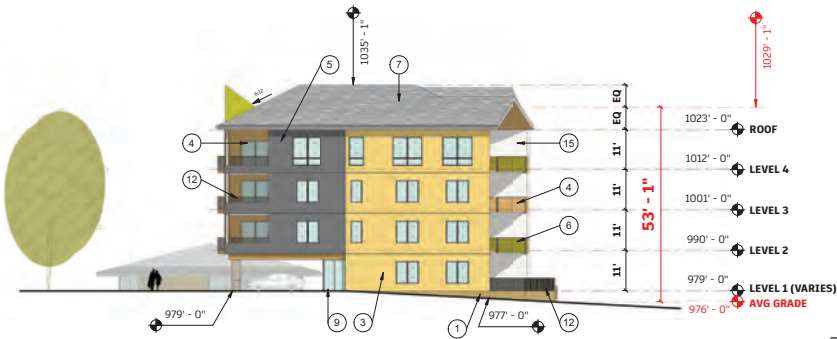
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PRELIMINARY DEVELOPMENT PLAN	3	08/26/2024
PRELIMINARY DEVELOPMENT PLAN_R1	4	08/16/2024
PRELIMINARY DEVELOPMENT PLAN_R2	5	10/21/2024

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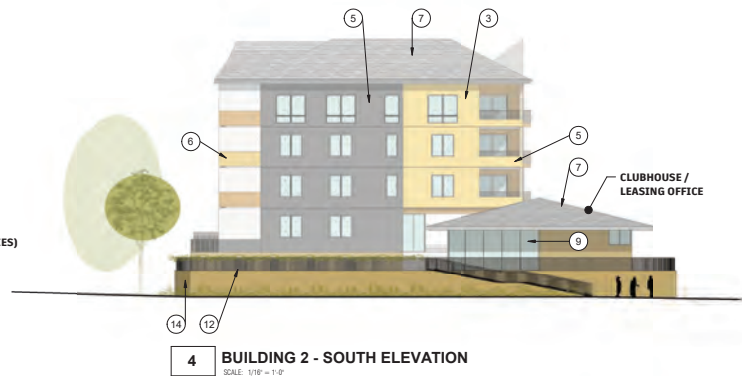
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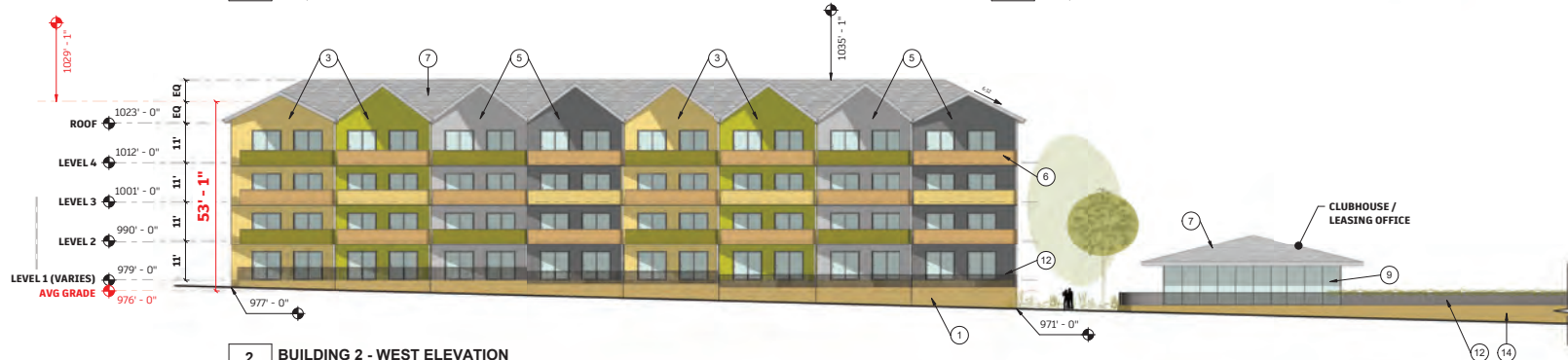
10/21/2024 9:58:27 AM



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



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



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

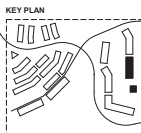


1 BUILDING 2 - EAST ELEVATION  
SCALE: 1/16" = 1'-0"

## BUILDING ELEV KEYNOTES

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## MATERIALS LEGEND



## BUILDING ELEV (PHASE 1, MULTIFAMILY)

PETRA / ROSS CANYON

3930 S REINER BLVD

PROJECT # 2408

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ISSUE PACKAGE	REV #	DATE
PRELIMINARY DEVELOPMENT PLAN	3	08/26/2024
PRELIMINARY DEVELOPMENT PLAN_R1	4	08/16/2024
PRELIMINARY DEVELOPMENT PLAN_R2	5	10/21/2024

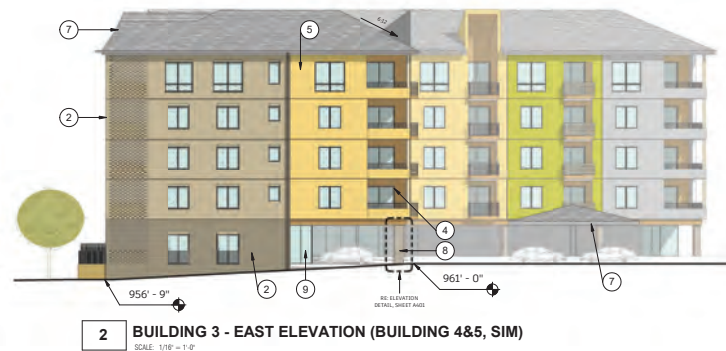
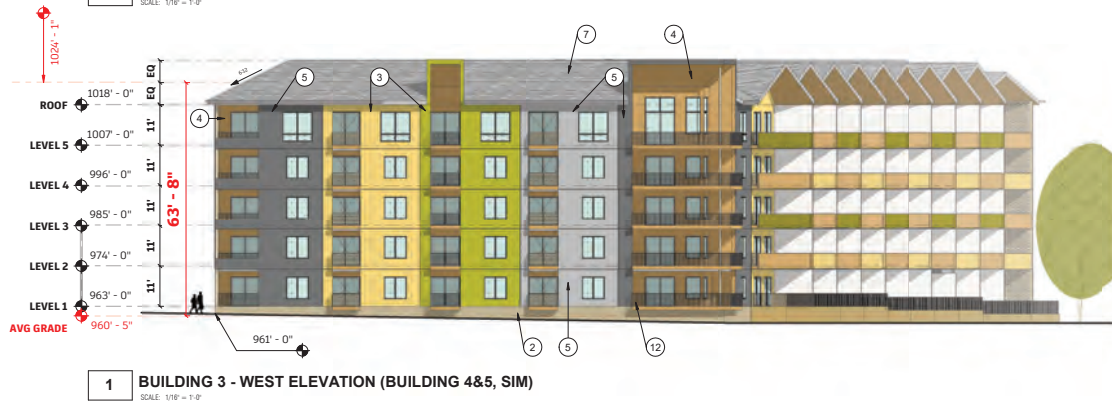
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75 NW BUSINESS PARK LN  
RIVERSIDE, MO, 64150  
TEL: 816.459.8531

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A201

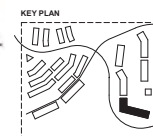
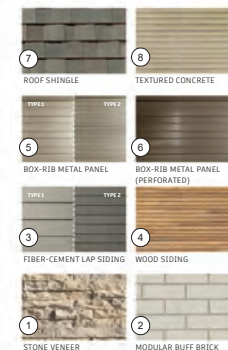




## BUILDING ELEV KEYNOTES

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- 15 GREENSCREEN TRELLIS WITH FINISH TO MATCH ADJACENT WALL COLOR

## MATERIALS LEGEND



## BUILDING ELEV (PHASE 1, MULTIFAMILY)

PETRA / ROSS CANYON

3390 & REINER BLVD

PROJECT # 2408

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TEL 816.756.0444

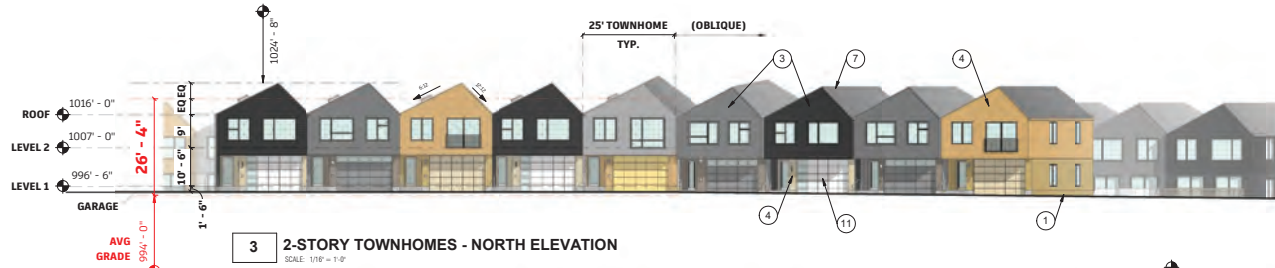
CONTRACTOR:  
LUKE DRALY CONSTRUCTION  
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RIVERSIDE, MO, 64150  
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ISSUE PACKAGE	REV #	DATE
PRELIMINARY DEVELOPMENT PLAN	3	08/26/2024
PRELIMINARY DEVELOPMENT PLAN_R1	4	09/16/2024
PRELIMINARY DEVELOPMENT PLAN_R2	5	10/21/2024

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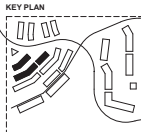




## BUILDING ELEV KEYNOTES

- STONE VENEER
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- WOOD SIDING
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- GREENSCREEN TRELLIS WITH FINISH TO MATCH ADJACENT WALL COLOR

## MATERIALS LEGEND



## BUILDING ELEV (PHASE 2, TOWNHOMES)

PETRA / ROSS CANYON

3930 S REINER BLVD

PROJECT # 2408

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**A203**

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MCCLURE  
1700 SWIFT ST. STE 100  
NORTH KANSAS CITY, MO, 64116  
TEL. 816.756.0444

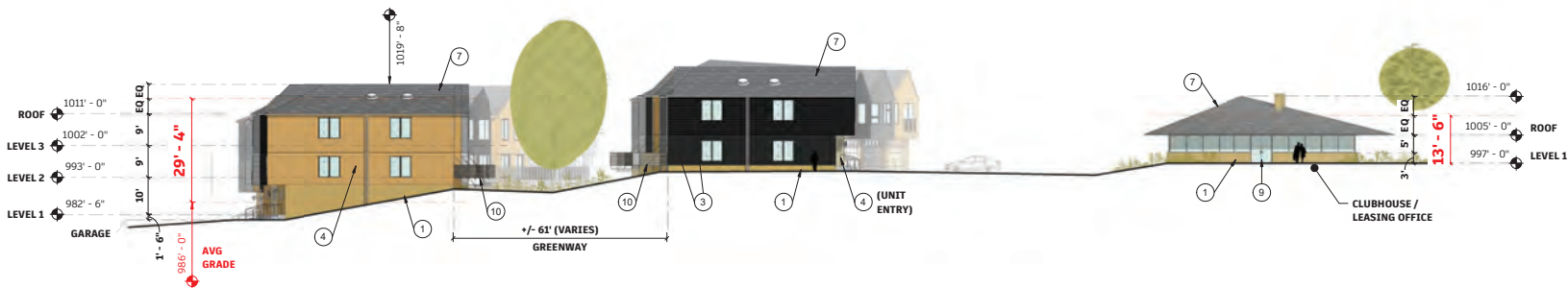
CONTRACTOR:  
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ISSUE PACKAGE	REV #	DATE
PRELIMINARY DEVELOPMENT PLAN	3	08/26/2024
PRELIMINARY DEVELOPMENT PLAN_R1	4	09/16/2024
PRELIMINARY DEVELOPMENT PLAN_R2	5	10/21/2024

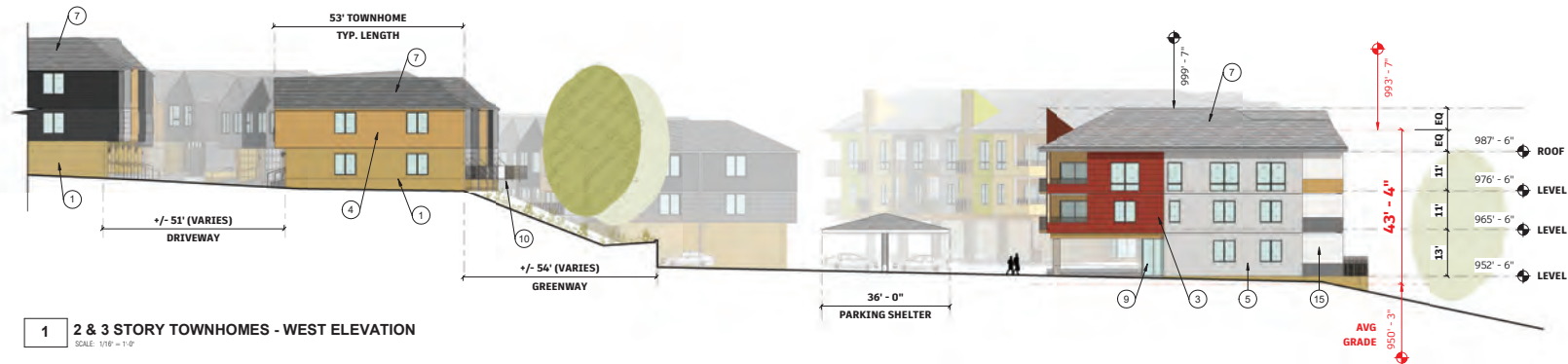
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2 2 & 3 STORY TOWNHOMES - EAST ELEVATION  
SCALE: 1/16" = 1'-0"

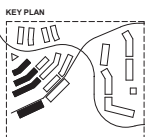


1 2 & 3 STORY TOWNHOMES - WEST ELEVATION  
SCALE: 1/16" = 1'-0"

## BUILDING ELEV KEYNOTES

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## MATERIALS LEGEND



## BUILDING ELEV (PHASE 2, TOWNHOMES)

PETRA / ROSS CANYON

3930 S RENNERT BLVD

PROJECT # 2408

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A204

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WICHITA, KS 67207  
TEL. 316.243.9959

PROJECT TEAM:  
CIVIL / LANDSCAPE:  
MCLURE  
1700 SWIFT ST. STE 100  
NORTH KANSAS CITY, MO, 64116  
TEL. 816.756.0444

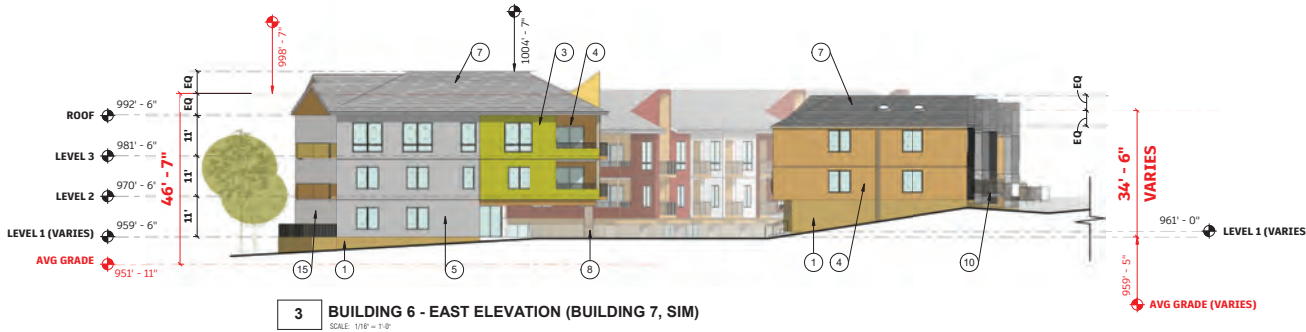
CONTRACTOR:  
LUKE DRALY CONSTRUCTION  
75 NW BUSINESS PARK LN  
RIVERSIDE, MO, 64150  
TEL. 816.459.8531

ISSUE PACKAGE	REV #	DATE
PRELIMINARY DEVELOPMENT PLAN	3	08/26/2024
PRELIMINARY DEVELOPMENT PLAN_R1	4	08/16/2024
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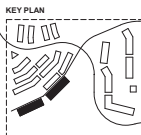




## BUILDING ELEV KEYNOTES

- STONE VENEER
- MODULAR BUFF BRICK
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- MASONRY RETAINING WALL
- GREENSCREEN TRELLIS WITH FINISH TO MATCH ADJACENT WALL COLOR

## MATERIALS LEGEND



10/1/2024 10:01:48 AM

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**CONTRACTOR:**  
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TEL. 816.459.8531

ISSUE PACKAGE	REV #	DATE
PRELIMINARY DEVELOPMENT PLAN	3	08/26/2024
PRELIMINARY DEVELOPMENT PLAN_R1	4	08/16/2024
PRELIMINARY DEVELOPMENT PLAN_R2	5	10/21/2024

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**BUILDING ELEV (PHASE 2, MULTIFAMILY)**  
**PETRA / ROSS CANYON**

3390 S. REINER BLVD

PROJECT # 2408  
DRAWN BY: ELDO  
CHECKED BY: ELDO

**ELDORADO**

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**A205**



### Building 1

	ELEV PT	ELEV PT	LENGTH	
Wall A	985.00	987.00	72.0'	71,028.00
Wall B	987.00	987.00	102.0'	100,674.00
Wall C	987.00	985.00	183.0'	180,438.00
Wall D	985.00	979.50	72.0'	70,722.00
Wall E	979.50	983.75	164.0'	160,989.50
Wall F	983.75	985.00	83.0'	82,746.50

Average Ground Plane Elevation	976.0'	995.933.3'
*Roof Elevation		1,037.08 ft
Building Height		52.47 ft
Deviation from 35' Allowable Height		17.47 ft

### Building 2

	ELEV PT	ELEV PT	LENGTH	
Wall A	977.00	979.00	72.0'	70,126.00
Wall B	979.00	977.00	220.0'	215,160.00
Wall C	977.00	971.00	72.0'	70,126.00
Wall D	971.00	977.00	220.0'	214,280.00

Ground Plane	976.0'	976.00 ft
*Roof Elevation		1,024.08 ft
Building Height		53.08 ft
Deviation from 35' Allowable Height		18.08 ft

### Building 3

	ELEV PT	ELEV PT	LENGTH	
Wall A	961.00	963.00	72.0'	69,264.00
Wall B	963.00	963.00	83.0'	76,929.00
Wall C	963.00	961.00	245.0'	235,965.00
Wall D	961.00	956.75	72.0'	69,039.00
Wall E	956.75	960.00	301.0'	288,470.88
Wall F	960.00	963.00	140.0'	134,470.00

Ground Plane	961.0'	976.862.88'
*Roof Elevation		960.42 ft
Building Height		1,024.08 ft
Deviation from 35' Allowable Height		63.66 ft

### Building 4

	ELEV PT	ELEV PT	LENGTH	
Wall A	966.00	968.00	72.0'	69,624.00
Wall B	968.00	965.00	102.0'	98,583.00
Wall C	965.00	963.00	183.0'	178,432.00
Wall D	963.00	961.00	72.0'	69,264.00
Wall E	961.00	967.00	164.0'	158,096.00
Wall F	967.00	966.00	83.0'	80,219.50

Ground Plane	976.0'	952.198.50'
*Roof Elevation		964.79 ft
Building Height		1,024.08 ft
Deviation from 35' Allowable Height		64.29 ft

### Building 5

	ELEV PT	ELEV PT	LENGTH	
Wall A	973.00	974.00	72.0'	70,062.00
Wall B	974.00	969.00	220.0'	213,730.00
Wall C	969.00	970.00	72.0'	69,894.00
Wall D	970.00	973.00	220.0'	213,730.00

Ground Plane	976.0'	587.356.00'
*Roof Elevation		971.50 ft
Building Height		1,024.08 ft

\*Building height measured from the average ground plane elevation to the centerpoint of the ridge and eave of the roof.

## 1 BUILDING HEIGHT DEVIATION - PHASE 1

SCALE: 1" = 30'-0"

OWNER:

PETRA

251 S. WHITTIER ST. STE C

WICHITA, KS 67207

TEL: 316.243.9959

PROJECT TEAM:

CIVIL / LANDSCAPE:

MCCLURE

1700 SWIFT ST. STE 100

NORTH KANSAS CITY, MO 64116

TEL: 816.756.0444

CONTRACTOR:

LUKE DRALY CONSTRUCTION

75 NW BUSINESS PARK LN

RIVERSIDE, MO 64150

TEL: 816.459.8531

ISSUE PACKAGE:

PRELIMINARY DEVELOPMENT PLAN\_R1

PRELIMINARY DEVELOPMENT PLAN\_R2

REV #

4

5

DATE:

09/16/2024

10/01/2024

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BUILDING HEIGHT DEVIATION EXHIBIT

PETRA / ROSS CANYON

3930 S. REINER BLVD

PROJECT # 2408

DRAWN BY: ELDO

CHECKED BY: ELDO

ELDORADO

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A210



# 1 BUILDING HEIGHT DEVIATION - PHASE 2

SCALE: 1" = 50'-0"

OWNER:  
**PETRA**  
251 S. WHITTIER ST. STE C  
WICHITA, KS. 67207  
TEL. 316.243.9959

PROJECT TEAM:  
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NORTH KANSAS CITY, MO. 64116  
TEL. 816.756.0444

**CONTRACTOR:**  
LUKE DRALY CONSTRUCTION  
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RIVERSIDE, MO. 64150  
TEL. 816.459.8531

ISSUE PACKAGE	REV #	DATE
PRELIMINARY DEVELOPMENT PLAN_R1	4	09/16/2024
PRELIMINARY DEVELOPMENT PLAN_R2	5	10/01/2024

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**BUILDING HEIGHT DEVIATION EXHIBIT**  
**PETRA/ ROSS CANYON**

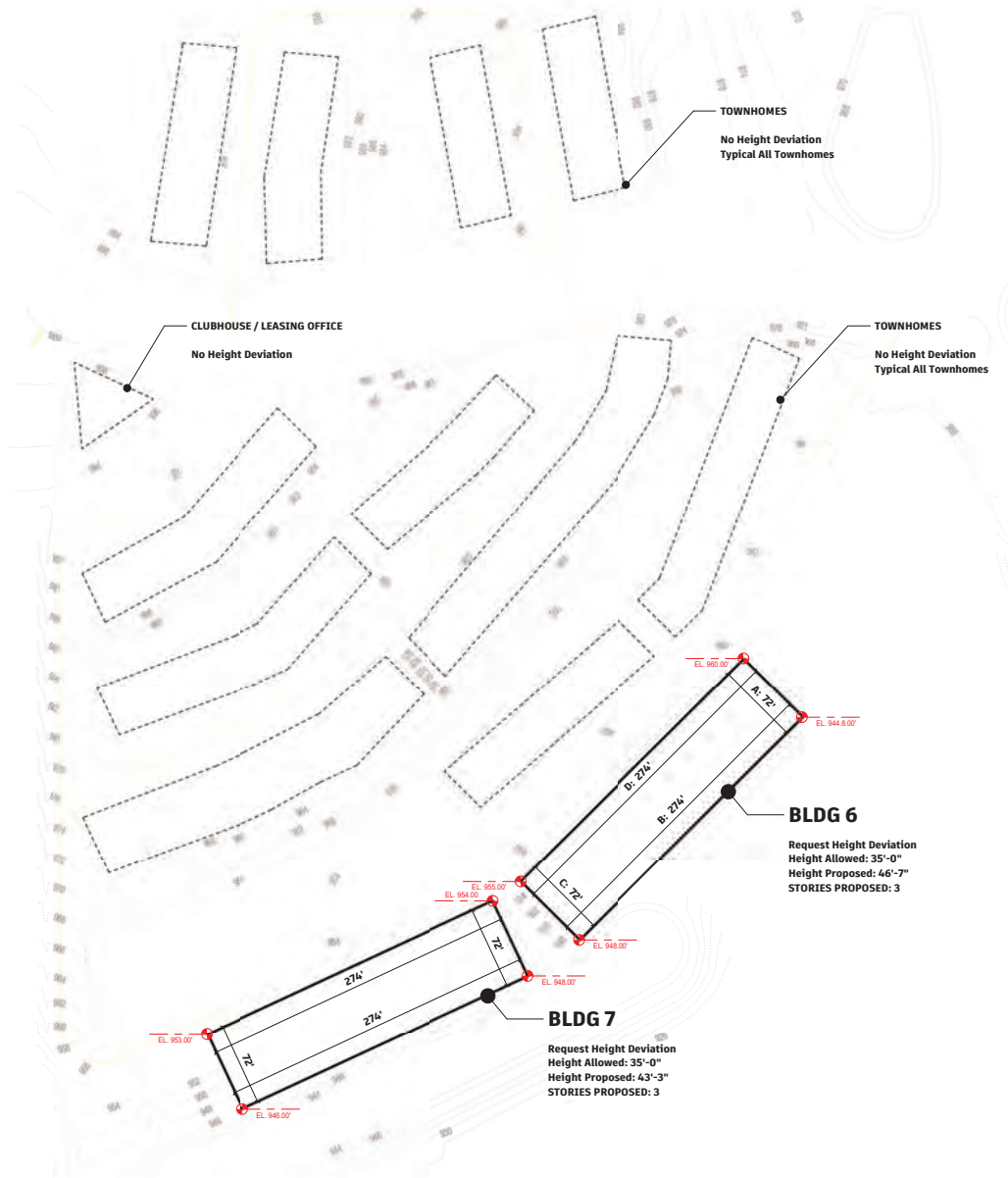
3390 S. REINER BLVD

PROJECT # 2408  
DRAWN BY: ELDO  
CHECKED BY: ELDO

**ELDORADO**

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**A211**



## Building 6

	ELEV PT	ELEV PT	LENGTH	
Wall A	960.00	944.80	72.00	68.57230
Wall B	944.80	948.00	274.00	259.31330
Wall C	948.00	955.00	72.00	68.50830
Wall D	955.00	960.00	274.00	262.35530
			692.00	658.74930

Ground Plane  
\*Roof Elevation  
Building Height  
Deviation from 35' Allowable Height

## Building 7

	ELEV PT	ELEV PT	LENGTH	
Wall A	954.00	948.00	72.00	68.47230
Wall B	948.00	946.00	274.00	258.47830
Wall C	946.00	953.00	72.00	68.36430
Wall D	953.00	954.00	274.00	261.25930
			692.00	657.57330

Ground Plane  
\*Roof Elevation  
Building Height  
Deviation from 35' Allowable Height

\*Building height measured from the average ground plane  
elevation to the top of the parapet wall.



#### SITE INSPIRATION & MATERIAL ACCENTS:

The project team has spent many hours exploring the site and taking inventory of its natural features. The proposed materials take direct inspiration from the landscape and seasonal conditions. Various color themes take into consideration the way the site may change appearance throughout the year.

#### Existing Condition (Forest, Stream & Meadow)



Ross Canyon Design Updates

Site plan showing the location of the proposed development within the Ross Canyon area. The site is located on the east side of the canyon, adjacent to the existing road and parking area.

PROGRESS UPDATE October 23, 2024 342

#### Building Materials + Landscape, Color Themes



Theme 'W' - Spring



Theme 'U' - Autumn



Ross Canyon Design Updates

Site plan showing the location of the proposed development within the Ross Canyon area. The site is located on the east side of the canyon, adjacent to the existing road and parking area.

PROGRESS UPDATE October 23, 2024 342

#### FAIRFAX FLATS by The Bradley Project / Phase 1, 4 & 5-Story Multifamily Character Image



OPEN CORNER  
BALCONIES

Ross Canyon Design Updates

Site plan showing the location of the proposed development within the Ross Canyon area. The site is located on the east side of the canyon, adjacent to the existing road and parking area.

PROGRESS UPDATE October 23, 2024 342

TUCK-UNDER  
PARKING W/ STORAGE

#### THE HOWARD by Hufft / Phase 1, 4 & 5-Story Multifamily Character Image



SIMPLE & CLEAN BUILDING  
FORMS, ORGANIZED  
FENESTRATION

Ross Canyon Design Updates

Site plan showing the location of the proposed development within the Ross Canyon area. The site is located on the east side of the canyon, adjacent to the existing road and parking area.

PROGRESS UPDATE October 23, 2024 342

#### BUILDINGS 1 THRU 7:

Phase 1 includes 4 & 5-story multifamily structures. Phase 2 includes 3-story multifamily structures. Both characterized by gable & hipped rooflines, and simple, well-detailed building envelopes. A variety of balcony types punctuate the facade, both inset and outboard for variety. Wood is used on the surfaces around the inset balconies and soffits, adding a layer of warmth & visual interest. The exterior uses a range of materials, intended to express a structural rhythm and base-middle-top motif.

#### AMENITY STRUCTURES & TOWNHOMES:

Both project phases include clubhouse amenities, designed with similar materials and roof shapes for overall cohesion across the development. Phase 2 includes both 2 & 3-story townhomes with individual garage access, and landscaped 'greenways' that promote a sense of wellbeing and connectedness in nature.

#### THE PRESERVE by El Dorado / Phase 2, Townhome Character Image



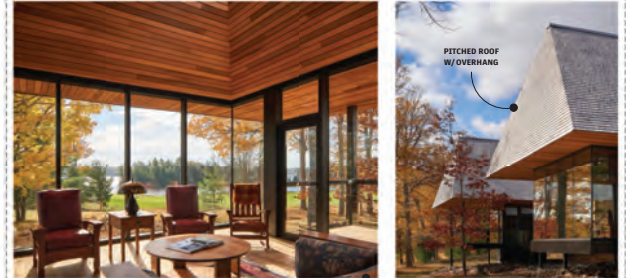
Ross Canyon Design Updates

Site plan showing the location of the proposed development within the Ross Canyon area. The site is located on the east side of the canyon, adjacent to the existing road and parking area.

LANDSCAPE-FORWARD  
DEVELOPMENT,  
COMMUNITY SPACE

PROGRESS UPDATE October 23, 2024 342

#### BIGWIN CABINS by MacKay-Lyons Sweetapple Architects / Phase 1 & 2, Amenity Buildings Character Image



Ross Canyon Design Updates

Site plan showing the location of the proposed development within the Ross Canyon area. The site is located on the east side of the canyon, adjacent to the existing road and parking area.

WARM &  
INVITING  
INTERIORS

PROGRESS UPDATE October 23, 2024 342

#### CHARACTER IMAGES + REFERENCES

PETRA / ROSS CANYON

33RD & KENNEDY BLVD

PROJECT # 2408

DRAWN BY: ELDO

CHECKED BY: ELDO

ELDORADO

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A400

#### OWNER:

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WICHITA, KS 67207  
TEL. 316.243.9959

#### PROJECT TEAM:

CIVIL / LANDSCAPE:  
MCCLURE  
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CONTRACTOR:  
LUKE DRALY CONSTRUCTION  
75 NW BUSINESS PARK LN  
RIVERSIDE, MO, 64150  
TEL. 816.459.8531

#### ISSUE PACKAGE

PRELIMINARY DEVELOPMENT PLAN  
PRELIMINARY DEVELOPMENT PLAN\_R1  
PRELIMINARY DEVELOPMENT PLAN\_R2

#### REV #

3 08/26/2024  
4 09/16/2024  
5 10/21/2024

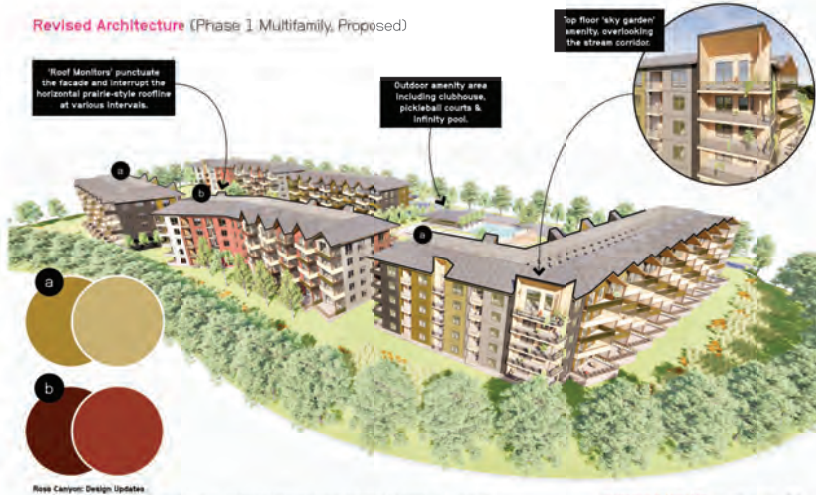
#### DATE

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# Revised Architecture (Phase 1 Multifamily, Proposed)



Ross Canyon Design Updates

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PROGRESS UPDATE October 23, 2024 p18

# Revised Architecture (Phase 1 Multifamily, Proposed)



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PROGRESS UPDATE October 23, 2024 p19

NOTE: RENDERINGS ARE INTENDED TO DEMONSTRATE CONCEPTUAL INTENT ONLY. REFER TO SITE PLAN & ELEVATIONS FOR DETAIL.

# Revised Architecture (Phase 1 Multifamily, Proposed)



Ross Canyon Design Updates

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PROGRESS UPDATE October 23, 2024 p17

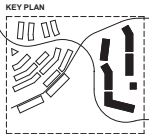
# Revised Architecture (Phase 1 Multifamily, Proposed)



Ross Canyon Design Updates

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PROGRESS UPDATE October 23, 2024 p19



## PERSPECTIVE VIEWS (PHASE 1, MULTIFAMILY)

PETRA / ROSS CANYON

3930 S REINER BLVD

PROJECT # 2408

DRAWN BY: ELDO

CHECKED BY: ELDO

ELDORADO

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A401

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MCCLURE  
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TEL: 816.756.0444

CONTRACTOR:  
LUKE DRALY CONSTRUCTION  
75 NW BUSINESS PARK LN  
RIVERSIDE, MO 64150  
TEL: 816.459.8531

ISSUE PACKAGE	REV #	DATE
PRE-APPLICATION / CONCEPT PLAN_R1	2	07/03/2024
PRELIMINARY DEVELOPMENT PLAN	3	08/02/2024
PRELIMINARY DEVELOPMENT PLAN_R1	4	09/16/2024
PRELIMINARY DEVELOPMENT PLAN_R2	5	10/21/2024

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Increased variation provided by higher contrast cladding options, fenestration patterns, frame colors/detailing, and entry light fixtures.

1 Multiple garage door designs (semi-glazed, wood-clad).

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 ISSN 0954-6820

Architectural rendering of a residential development. The scene includes a row of townhomes on the left, a central 2-story townhome, and a clubhouse on the right. Landscaping features trees and a greenway. Callouts identify specific features: 'SOUTH-FACING UPPER FLOOR BALCONIES' on a townhome, 'SCISSOR-TRUSS ROOF W/ VAULTED CEILING' on the clubhouse, '3-Story Townhome' with an 'OPTIONAL GARDEN LEVEL BEDROOM' (marked with an asterisk), and '2-Story Townhome'.

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# A402



# Revised Architecture (Phase 2 Multifamily, Proposed)

- 1 The buildings will need to incorporate **additional facade articulations, material and color changes** to comply with Section 4-1-C-5-D of the UDC, specifically the requirement to avoid monotonous building design.
  - 2 The buildings will also require a **parapet wall** to screen the roof-mounted mechanical equipment.
- Sept 30, 2024 / Staff Report pg. 10 & 11 of 23



Ross Canyon Design Updates

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PROGRESS UPDATE October 23, 2024 p25

# Revised Architecture (Phase 2 Multifamily, Proposed)



Ross Canyon Design Updates

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PROGRESS UPDATE October 23, 2024 p25

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# Revised Architecture (Phase 2 Multifamily, Proposed)



Ross Canyon Design Updates

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PROGRESS UPDATE October 23, 2024 p25

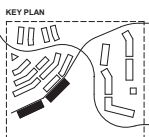
# Revised Architecture (Phase 2 Multifamily, Proposed)



Ross Canyon Design Updates

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PROGRESS UPDATE October 23, 2024 p25



## PERSPECTIVE VIEWS (PHASE 2, MULTIFAMILY)

PETRA/ ROSS CANYON

33RD & REINER BLVD

PROJECT # 2400

DRAWN BY: ELDORADO

CHECKED BY: ELDORADO

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# A403

OWNER:  
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WICHITA, KS 67207  
TEL: 316.243.9959

PROJECT TEAM:  
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MCCLURE  
1700 SWIFT ST. STE 100  
NORTH KANSAS CITY, MO 64116  
TEL: 816.756.0444

**CONTRACTOR:**  
LUKE DRURY CONSTRUCTION  
75 NW BUSINESS PARK LN  
RIVERSIDE, MO 64150  
TEL: 816.459.8531

ISSUE PACKAGE	REV #	DATE
PRELIMINARY DEVELOPMENT PLAN	3	08/26/2024
PRELIMINARY DEVELOPMENT PLAN_R1	4	09/16/2024
PRELIMINARY DEVELOPMENT PLAN_R2	5	10/21/2024

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**From:** Jennifer Sourk <[jsourk@midwest-health.com](mailto:jsourk@midwest-health.com)>

**Sent:** Monday, October 21, 2024 12:46 PM

**To:** Stephanie Sullivan <[ssullivan@lenexa.com](mailto:ssullivan@lenexa.com)>

**Cc:** Steve Specht <[steve.specht@greatlifegolf.com](mailto:steve.specht@greatlifegolf.com)>

**Subject:** Ross Canyon Project

Good afternoon,

I am reaching out on behalf of the owners of Canyon Farms Golf Club in response to the project titled "Ross Canyon" that was on the planning commission agenda meeting on September 30, 2024. While I am unsure where the project is within the approval process, I wanted to share a few comments on behalf of Canyon Farms Golf Club.

1. This project is being built on the east side of hole 13 at Canyon Farms. On days of heavy rain, the golf course experiences a high level of rain runoff from the canyon wall area on hole 13 which then runs to hole 11 and then eventually off property. Canyon Farms would comment that any additional stormwater runoff should be directed away from the course during the construction of this project. The golf club has concerns that concrete and asphalt with the grade of the property may cause additional water towards the course, affecting the golf course property.
2. The course does require all adjacent property owners to have a 20 ft. set back in which trees are not allowed to be disturbed. It would request the same from Ross Canyon.
3. During the course of construction, the golf club expresses concerns about the mine and any underground disruption. As you are likely aware, there was a sink hole not far from this location several years ago. The course is concern that the developer should be required to take extra precaution and liability for any disruption of the mine as a result for the construction.

Thank you for your consideration. If you have any questions, please let me know.

Jennifer Sourk, General Counsel

[3024 SW Wanamaker Rd. Suite 300](#)

[Topeka, KS 66614](#)

[785.228.7916](#)

[jsourk@midwest-health.com](mailto:jsourk@midwest-health.com)



## CALL TO ORDER

---

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, September 30, 2024. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87<sup>th</sup> Street Parkway, Lenexa, Kansas.

## ROLL CALL

---

### COMMISSIONERS PRESENT

Chairman Chris Poss  
Vice-Chairman Mike Burson  
Commissioner Brenda Macke  
Commissioner David Woolf  
Commissioner Don Horine  
Commissioner Cara Wagner  
Commissioner Curt Katterhenry

### COMMISSIONERS ABSENT

Commissioner Ben Harber  
Commissioner John Handley

### STAFF PRESENT

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

## APPROVAL OF MINUTES

---

The minutes of the August 26, 2024 meeting were presented for approval. Chairman Poss entertained a motion to **APPROVE** the minutes. Moved by Commissioner Burson, seconded by Commissioner Horine, and **APPROVED** by a unanimous voice vote.

## CONSENT AGENDA

---

1. **AdventHealth Lenexa City Center, Second Plat - Consideration of a final plat for a portion of Area 2 of the AdventHealth campus for property located between Scarborough Street & Renner Boulevard, north of 87th Street Parkway within the CC, Planned City Center District. PT24-12F**



2. **Lenexa Community Center Plat - Consideration of a final plat for a new community center for property located at 9301 Pflumm Road within the HBD, Planned Historic Business and RP-1 Planned Residential Single-Family (Low-Density) District. PT24-14F**
3. **Pine Ridge West, Eighth Plat - Consideration of a final plat to combine three lots into a single lot for property located at 8035 Quivira Road within the BP-1, Planned Business Park District. PT24-13F**
4. **Vista Village Design Guidelines - Consideration of a revised final plan to amend Design Guidelines for a mixed-use development on property located approximately at the southeast corner of Prairie Star Parkway & Ridgeview Road within the PUD, Planned Unit Development District. PL24-08FR**

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Items 1 - 4. Moved by Commissioner Horine seconded by Commissioner Woolf and carried by a unanimous voice vote.

## REGULAR AGENDA

5. **Piotrowski Indoor Facility - Consideration of a special use permit to allow a personal instruction, general use for private athletic training on property located at 13720 West 108th Street within the BP-2, Planned Manufacturing District. SU24-10**

### APPLICANT PRESENTATION

Andrew Piotrowski explained that he and his wife were planning to open a youth fitness facility in Lenexa. Their idea stemmed from their desire to provide a place for their son, his classmates, and teammates to train year-round, especially as their son plays competitive hockey and lacrosse. After losing their daughter, a high schooler at Shawnee Mission East, three years ago, they sought to create a positive impact on the community and support the youth. The facility would focus on keeping kids out of trouble, offering fitness programs and clinics led by coaches. It would primarily operate after school during the school year and host summer clinics, including activities for both kids and parents. The goal is to create a safe, supportive environment for youth development.

### STAFF PRESENTATION

Logan Strasburger stated that the request was for a special use permit for a personal instruction general use in the BP-2, Planned Manufacturing Zoning District. Ms. Strasburger displayed a location map of the proposed site and provided zoning and Comprehensive Plan information for the property in question. She provided the history and background of the two tenant spaces within the facility where Mr. Piotrowski was requesting the special use permit. She explained that the space would be used for private one on ones and sports team training. The proposed hours of operation will vary, but most of the activity would be conducted after school, so possibly 3 p.m. to 10 p.m., and weekends but hours of operation could vary. She displayed the criteria by which the application was reviewed by Staff and explained that each of the criteria was discussed in detail within the Staff Report. She elaborated on traffic impact, stating that the applicant would have 20 designated parking spots for their tenant space and because neighboring tenants are a construction company and hours are generally 8 a.m. to 5 p.m. Monday through Friday, Staff had no concerns about the amount of parking on site or any conflict with traffic flow. Ms. Strasburger stated that Staff recommends approval of the special use permit for a period of three years because there are supplemental regulations for personal instruction uses that require the first special use permit to be a limited duration of three-years.



## PUBLIC HEARING

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

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

## COMMISSION DISCUSSION

Chairman Poss commented that the applicant's request was straightforward, it looked to have minimal impact on the surrounding area and fit in well within the existing development.

## MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of a SU24-10 - **Piotrowski Indoor Facility** for a special use permit for a *personal instruction, general* use at 13720 & 13722 W. 108<sup>th</sup> Street for a period of three years with no conditions.

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

## 6. Renner 87 - Consideration of a revised preliminary plan for a mixed-use development on property located at the northeast corner of westbound 87th Street Parkway & Renner Boulevard within the CC, Planned City Center District. PL24-02PR

## APPLICANT PRESENTATION

Chris Bennish, Price Development Group, explained that there had been a previous proposed development plan on the proposed site with 9,700 square feet of commercial space and 213 multifamily units that did not move forward. Mr. Bennish said that the plan being presented was a more feasible and viable plan. He gave an overview of the site layout saying that because of the topography, the existing gas line along Renner Boulevard and a creek with a drainage basin there were challenges with the project. He mentioned that the current proposal for the site includes 215 residential units and nearly 11,000 square feet of commercial space. He said that due to City Center design standards and guidelines they have enhanced the public plaza at the corner of 87<sup>th</sup> Street and Renner Boulevard. He talked about the two access points from Renner Boulevard to the site, one of which will spur from the 86<sup>th</sup> Street roundabout. He said there will be two four-story buildings with a U-shaped structure. He explained the parking as a combination of surface parking, a one-level parking deck, and some tuck-under garages in the building. He gave detailed information on the number and size of the apartment units proposed explaining that all the units would include a patio or balcony, stainless steel appliances, mud rooms, washers, and dryers. He talked about the location of the commercial space along with its associated access and parking. He also talked about the architecture and displayed renderings of the site.

## STAFF PRESENTATION

David Dalecky presented the Staff Report. Mr. Dalecky explained the application was a revised preliminary plan for Renner 87 and that there have been previous preliminary plans approved for the site. He displayed a location map of the proposed site and provided zoning and Comprehensive Plan information for the property in question. He stated that it was also known as Brierstone in a previous iteration. He provided the history and background of the site while giving a comparison of the past projects to the current project being presented. He explained that the current plan consists of two buildings, a U-shaped building on the north where the outdoor site amenities are tucked into that open space, which include the pool, cabana, and some outdoor leisure spaces for the residents. He described the southerly building as an L-shaped building, which has the retail component on the ground floor facing Renner Boulevard. He said there was a two-level parking structure, a ground level parking



on the lower level, and a surface deck on the upper level. He discussed the 120-foot gas line easement that exist from the center line of Renner Boulevard into the site that limited the applicant's layout for the project. He talked about the pedestrian connections through the site that involved a lot of back and forth between Staff and the applicant. He said they had come to an appropriate place for a preliminary plan as the project goes through approval phases. More analysis and more detail will come out in the development of the design at the time of a final plan review. He discussed the applicant's proposed landscape plan and commented that the gas line limits the ability to plant taller plantings, such as overstory trees, along the Renner Boulevard frontage. He displayed the proposed building elevations for the site in question. He stated that Staff recommended approval of the preliminary plan for Renner 87 with no conditions.

### COMMISSION DISCUSSION

Commissioner Horine commented about the parking in front of the north building and west side of the north building. He said the renderings showed parallel parking and 90-degree parking on the southern building on the site. He questioned how people would access the parking lot to park and visit the retail shops. It seemed that if they entered from the roundabout they would go back toward Renner and end up in the garage, under or through the garage. Patrick Reuter, Klover Architects, explained the drive is a two-way drive and that Mr. Horine's assessment of the traffic circulation was correct. It is anticipated the bulk of traffic will be coming from 87<sup>th</sup> Street using the right-in and right-out. Mr. Reuter said they went with the 90-degree parking for the commercial space of the building because it will be easier for the users to pull in and out. He commented that they also worked with the Fire Department for fire apparatus accessibility. They discussed the possible routes that could be used to enter the parking lot. Mr. Horine commented that it was a bit confusing.

Commissioner Wagner said she agreed with Commissioner Horine's assessment of traffic circulation and that maybe some signage could help the local commuter with navigating through the parking lot.

### MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the revised preliminary plan for PL24-02PR – **Renner 87** at the northeast corner of 87<sup>th</sup> Street Parkway and Renner Boulevard, for a mixed-use development.

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

### 7. **The Learning Playhouse - Consideration of a special use permit to operate an in-home daycare on property located at 8115 Acuff Lane within the R-1, Single-Family Residential District. SU24-06**

### APPLICANT PRESENTATION

Megan Todd said that she and husband are seeking a permit to provide in-home childcare for up to 12 children, utilizing their professional experience in early childhood education. Both have degrees and experience as teachers and administrators in early childhood education and aim to create a small-scale childcare program called The Learning Playhouse, offering a nurturing and safe environment for young children. Ms. Todd stated that the permit is intended to serve as a temporary measure to help them save money and eventually transition to a commercial childcare center. She expressed frustration with inconsistent communication from Oak Hill Homeowners Association regarding her business and she believes that outdated bylaws no longer reflect the needs of today's working families. She invited neighbors to visit her home and address any concerns. She received positive feedback from those who visited and remains open to further discussions with any remaining concerned neighbors. She said the special use permit would allow her to support her family while providing much needed childcare to local families.

### STAFF PRESENTATION



Kimberly Portillo presented the Staff Report. Ms. Portillo stated the application before them was a special use permit for a daycare, general use. She explained that the Unified Development Code has three classifications of daycare that is based on the number of children that are being served and up to six would be considered a limited daycare, which is allowed by right in the R-1, Single-Family Residential Zoning District. She explained that between seven to twelve children is considered a general daycare, requiring a special use permit, which is what the applicant is seeking. She displayed a location map of the site and provided zoning and Comprehensive Plan information for the property in question. She said the applicant intends to have herself and one other employee and that the daycare will serve up to 12 children, including her own. She stated that the applicant's proposed business hours of operation will be Monday through Friday, 7:00 a.m. to 4:30 p.m. She noted that she would speak in more detail concerning the character of the neighborhood, commenting that a general daycare use is common in a single-family residential neighborhood and the site in question is surrounded by the same zoning. Ms. Portillo said that Staff did receive some concerns from neighbors related to the impact of parents dropping off and picking up children and the potential backup traffic that would be created in the street. Ms. Portillo said that Megan Todd would encourage parents to use her driveway when dropping children off and that their vehicle would be parked in the garage. This will leave the driveway open and there will also be staggered times for both pickups and drop offs. Drop off hours are between 7:00 a.m. and 8:30 a.m. with pick up hours between 2:30 p.m. and 4:30 p.m. Ms. Portillo stated that Staff recommends approval of the application for a three-year period due to neighbor's concerns. The three-year special use approval will give time to see if any issues arise.

## PUBLIC HEARING

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

Steve Chernoff, 14905 West 82<sup>nd</sup> Terrace, stated he has been a Lenexa resident for 37 years and is president of the Oak Hill Homeowners Association (HOA). Mr. Chernoff spoke on behalf of the HOA in opposition to the special use permit for a home daycare business in the Oak Hill subdivision, which is zoned R-1. The Oak Hill HOA Board of Directors has a legal obligation to enforce the subdivision's Declaration of Restrictions, which prohibits any business activities in the neighborhood. Chernoff emphasized that all homeowners, including the applicant, are required to abide by these restrictions. Four attorneys, with experience in real estate law, reviewed the HOA's restrictions and unanimously agreed that businesses, including home-based ones, are not permitted in the Oak Hill subdivision, regardless of whether the business creates a nuisance or not. Following the legal reviews, the Oak Hill HOA Board unanimously voted (7-0) to enforce the prohibition on public-facing home-based businesses, noting that the board could face legal consequences for not enforcing this restriction. Although the City does not consider deed restrictions when deciding on special use permits (SUPs), the HOA believes that the restrictions are binding and urged the Lenexa Planning Commission to deny the permit for the home daycare business based on the Oak Hill subdivision's governing documents.

Forrest Hanna, 8138 Acuff Lane, said he is not asking the City to enforce the HOA's rules. Instead, he is asking the City to avoid making it difficult for the HOA to enforce its own deed restrictions. He said that HOAs are a valid form of governance, like federal, state, and city governments, and have the legal authority to make and enforce rules. Oak Hill's rules prohibit businesses in the neighborhood, which every homeowner agrees to when purchasing a house. He stated that four lawyers confirmed that Oak Hill's deed restrictions prohibit public-facing businesses from operating in homes within the neighborhood. This ensures the neighborhood remains residential-only, which buyers expect when they invest in homes there. He said that allowing the daycare to operate would make it harder for the HOA to enforce its rules in the future. If the City grants the special use permit, it will complicate the HOA's ability to take legal action against the business. Mr. Hanna asked the City to deny the SUP, maintaining that the R-1 zoning should apply equally to the applicant's home, just as it does to all other homes in the neighborhood.

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



## COMMISSION DISCUSSION

Chairman Poss stated that it was his understanding that the HOA regulations do not fall within the purview of the Planning Commission's authority and that the Commission is here to judge on the Golden Criteria.

Scott McCullough, Community Development Director, replied that Chairman Poss was correct and that the City acknowledges HOAs as their own entity. Mr. McCullough added that there are many private restrictions that can and do conflict with City codes. Chairman Poss asked if any action taken by the Planning Commission would take away any authority that the HOA has over the community. Steven Shrout, Assistant City Attorney, stated that an action on a zoning item like this would not have any impact on the enforceability of a private restriction. Mr. Shrout recommended the Planning Commission follow the Golden Criteria and not consider the private restrictions in determining a special use permit.

Commissioner Katterhenry said the Commission has not had any issues with deed restrictions or homeowner association restrictions that have prevented in-home daycares in the past, but he commented that this particular special use permit may open the door to be problematic and possibly involve costly legal issues.

Commissioner Woolf stated that he wished the issue between the HOA and its restrictions had been resolved before the meeting. Mr. Woolf said that it has been acknowledged that there is a clear need for childcare, but there are hurdles related to the HOA's rules that need to be addressed. Although it is not the City's role to act on behalf of the HOA, they are evaluating the situation based on the criteria for the special use permit. He noted that similar permits have been granted in other neighborhoods in the past.

Commissioner Burson stated that he has served on the Commission for nearly a decade, and they have approved numerous daycare special use permits in the past, with only a few denials due to issues with lack of driveways or possibly being a detriment to the neighborhood. Mr. Burson reminded the Commission that the applicant can operate a daycare with up to six children without needing a special use permit, as it is allowed under the current zoning. He emphasized that the Commission's role is not to judge the validity of the subdivision's deed restrictions, but to evaluate the situation based on City Ordinances and Staff recommendations. He believed City Staff had done a thorough job in reviewing the application and based on this, he is in favor of supporting the permit.

Commissioner Horine pointed out that it is simpler and less expensive to amend deed restrictions to allow for a daycare, compared to fighting against them. The Commission has seen this happen before in other cases. Mr. Horine also acknowledged that many businesses might already be operating out of homes without requiring a special use permit, such as accountants or architects who meet with clients at their homes. In these cases, the homeowner's association (HOA) may not be aware of the business activity. He asked whether there was knowledge of any other businesses currently operating out of homes in the Oak Hill subdivision. Stephanie Sullivan, Planning Manager, said that Staff did research special use permits for daycares in the neighborhood and found no records of special use permit approvals for daycares in that neighborhood.

Chairman Poss commented that the applicant has stated that drop offs and pickups would be staggered and they would be utilizing the driveway. By doing this, the applicant is being proactive and minimizing the impacts on the community.

## MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of SU24-06 - **The Learning Playhouse** for a special use permit for a *daycare, general* use at 8115 Acuff Lane for a period of three years.

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



8. **Ross Canyon - Consideration of a rezoning and preliminary plan for a multifamily residential development on property located near 93rd Street between Mill Creek Road and Renner Boulevard.**
  - a. **Consideration of a rezoning from the AG, Agricultural and R-1, Single-Family Residential Districts to the RP-3, Planned Residential (Medium-High Density) and RP-4, Planned Residential (High Density) Districts. RZ24-02**
  - b. **Consideration of a preliminary plan for a multifamily residential development. PL24-06P**

### APPLICANT PRESENTATION

Tyler Burks, Petra Real Estate, began by saying that from the design team standpoint, the development team took the Cottonwood Canyon neighborhood into consideration including the height of the buildings, setbacks, and other aspects of the plan. Mr. Burks displayed images on screen and pointed out the east side of the site as the multifamily component that consisted of 300 units with four- and five-story buildings on the east portion. He said there were a total of five buildings and the units were from 750 to 1,400 square feet. He said that to the west is the townhomes and additional multifamily apartments. He stated that the townhomes are of a six-to-ten-unit style. The multifamily to the southwest of the site will have large balconies that span across the entire unit. The amenities will be located on the east side of the site and will include a pool, pickleball courts, and clubhouse with a work from home area. There will also be a fitness center and various walking trails throughout the entire community. He explained that the 10-foot walking paths are public and will connect the fairways to surrounding neighborhoods to allow for bikes and pedestrians that will tie into the trail. He presented the landscaping plan describing it as having unique characteristics. He stated that the use of native grass areas would provide less maintenance by not having to mow as often. He said they also plan to maintain the natural tree buffer on the west portion of the site. He said that they have met with some of the neighbors and addressed some of their concerns including sightline in their community. He commented that they used the topography to their advantage by placing the multifamily lower on the hill, so they are not too high. He said they are working to keep the natural buffer of the trees as much as possible. He talked about the architecture of the buildings describing the roof lines as unique in nature and having different variations in roof heights. They are continuing to work towards a plan to screen the mechanicals on the roof. He said the units would have vaulted ceilings and each unit will have its own private storage unit. He showed elevations of the clubhouse pointing out the majority would be glass. Building materials will include stone, brick, stucco, wood, and metal. He mentioned that all the townhomes will have two car garages and all the primary suites will have their own private balconies. He showed 3D renderings of the multifamily apartment buildings. He said there were challenges with some of the parking due to the topography and street (parallel) parking was done instead of 90- or 45-degree angled parking.

### STAFF PRESENTATION

David Dalecky presented the Staff Report. Mr. Dalecky showed an aerial of the site location, gave an overview of the project, and provided the Comprehensive Plan information for the site in question. He detailed the surrounding properties stating the site abuts the Reflections multifamily and office development to the east and the Canyon Farms Golf Club on the north and west, The Villas of Fairway Woods duplexes are to the northwest and Prairie Creek Townhomes are to the south. He displayed the criteria by which the application was reviewed by Staff and explained that each of the criteria was discussed in detail within the Staff Report. He said that he would address a few of the Golden Criteria in greater detail. Suitability of the site would be the first criteria he would discuss. He explained that about 11 acres of the 44-acre site is designated stream corridor limiting the location of buildings. He also noted the significant grade change on the site showing a graphic that reflected the 10-foot contour intervals at the highest part of the site at the north where ridges exist at a 990-foot elevation. He said that the grades allow for building to be positioned strategically, therefore, the two to three-story townhomes are at the higher elevations and the 3-story apartment buildings on the west side are further down the slope. He



provided slides showing the distance and site lines of the surrounding properties illustrating. Mr. Dalecky explained the three phases of the project stating that the first phase is the four and five story apartment buildings on the east portion on the site. Phase two would be the two multifamily or apartment buildings on the west part of the site and phase three is the two and three-story townhome buildings on the northwesterly part of the site. He discussed the applicants' requirement of providing public streets and access into the site. He explained that the applicant is proposing less density of units per acre than what the zoning districts may yield for the RP-3 and RP-4 districts, a total of 469 dwelling units. He talked about the landscaping in detail mentioning that the plans were conceptual. He pointed out that the applicant is proposing tree preservation along that west boundary of the site. He said there are still some details that need to be worked through as this project potentially goes through preliminary plan to final plan. He talked about the feedback from Staff concerning the building design regarding use of colors, use of building material, exterior materials, and additional changes and variations providing some articulation of the building façade. He stated that the building elevations presented by the applicant are not fully to Staff's satisfaction and that there is opportunity to make modifications or revisions with color changes, doing variations to the garage doors, such as garage door window patterns. Also using building opening trim, window trim, door trim, those kinds of things to accentuate or create variation along those building facades. He discussed the applicant's requested height deviations for the project and said that due to the restrictive character and limitations of the site, staff feels they are warranted.

## 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.

Chris Demitroulis, a resident of Cottonwood Canyon and a member of the HOA board, shared his thoughts on a development project near his neighborhood. He emphasized that there is no strong opposition to the project due to its proximity to the city center but raises concerns about specific issues.

His primary concerns are aesthetic impacts, lighting, noise, and water drainage, especially since his home is at a lower elevation. A major point of concern is the preservation of trees on the west side of the development. He pointed out that there has been discussion about potentially not being able to preserve these trees, which worries him and other neighbors. He hopes the committee and the developers will collaborate to address this issue. Mr. Demitroulis also mentioned that there have been changes in the project's plans, including shifting large three-story buildings further northeast, which helped reduce concerns about height and noise by adding a buffer of townhomes. While he and his neighbors do not want to oppose the project, they want to ensure that their concerns are addressed, especially regarding the transition from single-family homes (R-1) to higher-density housing (R-4) and the role of trees in buffering the development.

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

## COMMISSION DISCUSSION

Chairman Poss asked if the City removes any trees due to the construction activities will those trees be replaced with something additional, to provide a buffer. David Dalecky replied that the City's tree preservation and landscape regulations require a detailed plan when trees are to be preserved. If the applicant plans to save certain trees, they must submit a landscape plan as part of the final development plan. This plan will include a tree survey, which will identify specific details about the trees, such as their size, species, and exact location. Chairman Poss asked if there would be a tree preservation study done on the site. Mr. Dalecky replied that yes, there would be a tree preservation study done.

Commissioner Burson asked for clarification about the completion of 91st Street, which is currently a gravel road. Mr. Burson wanted to confirm if the road will be completed as part of a separate project in the northern part of the Reflections development, and not by the current project under discussion. He also asks if it is acceptable for



91st Street to remain unfinished for up to a decade, ending in a dead end at Renner Road. Scott McCulough replied that the road would need to be built up to Renner, even if 93rd Street was not available. The development process involves a mix of responsibilities, with the city and developers both contributing to the road construction. Chairman Poss asked about the phases of the development project and the necessary infrastructure for access. Tim Collins, Engineering, responded that those details have not been fully determined in its current stage and it is dependent upon the phasing plan by the applicant. Mr. Burson asked about the undermined areas and how the applicant would fill them in and would that be a part of the applicant's final plan. Tim Collins responded that it is required at final plan. Mr. Burson asked if the development would be building on undermined land. Tyler Burks replied that the current plan is to fill them in. Mr. Burson said that he liked the applicant's plan for less density especially being next to single family residential. He expressed his concern about the aesthetics of the proposed project, finding them to be quite unappealing describing them as "prison-like" or "World War II barracks-like". He said that although staff said that the design issues could be addressed during the final stages of the project but stated that the current design is too far off from where it should be at this point.

Commissioner Katterhenry agrees with others concerning previous comments that the architecture needs more work. Mr. Katterhenry understands that it is a very tough site but would like to see more preservation of trees on the west side if possible. He also mentioned the parallel parking on part of the plans were risky.

Commissioner Woolf asked for clarification about how building height is measured, especially considering the natural contours of the property. David Dalecky responded that building height is measured by taking an average of the elevations on all four sides of the building. This method combines the measurements from both the shorter and taller sides of the building, depending on the slope, and calculates an average height. Mr. Dalecky referred to one of the images previously presented to give a visual of how the height was measured. He said he liked the plan but reiterated that although it is a challenging site to develop more work needs to be done concerning the architecture.

Commissioner Horine asked Tyler Burks his schedule of phase one and phase two. Mr. Burks said the goal is to start construction in the spring of next year and begin with buildings one and two first and as the buildings attract tenants' construction will begin on building three and upon completion of building three, phase two will begin. Mr. Horine also commented on concerns with the design. He also said that it may be time to look at adjusting the ordinances because of all the height deviations that are being approved.

Commissioner Wagner commented that the building heights were well thought out. Ms. Wagner also said she would like to see the preservation of trees as previously discussed. She was also in agreement with the comments concerning architecture specifically building seven.

Commissioner Macke said she echoed the other Commissioner's comments and was struggling with the height deviation because of the transitions from east to west. Ms. Macke feels the building height should step down with the topography. She expressed concern about the deviation for buildings six and seven, because of their proximity to the single-family residential neighborhood. She also agreed that because of the many deviations, perhaps it is time to revisit the Criteria. She would also like to see as much tree preservation as possible.

Chairman Poss said he was struggling with approving a deviation for the proposed project that has a lot of unknowns. He suggests a continuance to have the applicant work on the plans and return to the Planning Commission with something more architecturally developed. He asked the applicant if he would consider a continuance on the project. Tyler Burks replied yes, they will make it acceptable. The continuing date was discussed and concluded the November 4<sup>th</sup> and December 2<sup>nd</sup> were the next Planning Commission dates. Stephanie Sullivan clarified that the target deadline that the applicant would have for the November 4<sup>th</sup> meeting would be returning revised plans to Staff by October 21<sup>st</sup>.

Chairman Poss entertained a motion to recommend the **CONTINUANCE** of the rezoning and preliminary plan/plat for **Ross Canyon** located near 93<sup>rd</sup> Street between Mill Creek Road and Renner Boulevard.



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

## STAFF REPORT

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Scott McCullough announced that the homeless shelter project that was heard by the City Council last month did not gain approval by the Council. Mr. McCullough stated that Johnson County canceled their agreement with both the operator and the landowner. He commented that the project is not likely to return to the City for review.

Stephanie Sullivan informed the Commissioners that there will not only be a Planning Commission meeting on November 4<sup>th</sup> but there will also be a Board of Zoning Appeals meeting conducted that same evening. Ms. Sullivan reminded the Commissioners about the upcoming retreat planned for November 22<sup>nd</sup> and an agenda will be dispersed in the next several weeks. Ms. Sullivan introduced Noah Vaughan, who was recently hired for the new Planning Specialist position. She said that he originates from the St. Louis, Missouri area, attended Missouri State but most recently worked in Park County, Colorado for a couple of years as a Planner I. She commented that he will be a great addition to the Planning team. Mr. Vaughan came forward and introduced himself and that he was very excited to continue working with the Planning Commission and that he will bring some great projects to the Commissioners.

## ADJOURNMENT

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Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 9:43 p.m. on Tuesday, September 30, 2024.