

CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 8:21 p.m. on Monday, November 4, 2024. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Chris Poss
Vice-Chairman Mike Burson
Commissioner Ben Harber
Commissioner David Woolf
Commissioner John Handley
Commissioner Cara Wagner
Commissioner Curt Katterhenry

COMMISSIONERS ABSENT

Commissioner Brenda Macke
Commissioner Don Horine

STAFF PRESENT

Scott McCullough, Community Development Director
Stephanie Sullivan, Planning Manager
Tim Collins, Engineering and Construction Services Administrator
Steven Shrout, Assistant City Attorney II
Kim Portillo, Planner III
Dave Dalecky, Planner II
Logan Strasburger, Planner I
Noah Vaughan, Planning Specialist
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the September 30, 2024 meeting were presented for approval. Chairman Poss entertained a motion to **APPROVE** the minutes. Moved by Commissioner Burson, seconded by Commissioner Handley, and **APPROVED** by a unanimous voice vote.

CONSENT 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**

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

REGULAR AGENDA

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)**

APPLICANT PRESENTATION

Joanna Orellana, owner of Adventure Awaits Daycare at 8132 Twilight Lane, explained her daycare business. Ms. Orellana stated that her business operated for five years in Overland Park, but she relocated in July after updates to the new property. She said her mission is to provide a safe and nurturing environment for young children to learn and grow, adhering to all City and State regulations. She has been licensed for five years and successfully passed inspections at her former address. However, upon moving to Lenexa, she learned that the City required a special use permit, which she promptly began to address. During the permit process, parking concerns arose, especially around drop-off and pick-up times. The area allows parking only on the west side of the street, and initially, the family's garage was used for storage after the move. To resolve this, she said she cleared the garage to accommodate family vehicles, freeing up space for nearby on-street parking. She said that her employee now parks strategically to avoid blocking the mailbox, and Ms. Orellana coordinated with parents to stagger drop-off and pick-up times and to use the driveway more efficiently. A Ring camera helps her monitor traffic, and overall, these adjustments have successfully minimized traffic congestion.

STAFF PRESENTATION

Logan Strasburger presented the Staff Report. Ms. Strasburger explained that Ms. Orellana was seeking approval through a special use permit to expand her current daycare from a maximum of six children to twelve children. Ms. Strasburger displayed a location map and pointed out 8132 Twilight Lane, where Ms. Orellana

resides and conducts her daycare business. She provided zoning and Comprehensive Plan information for the property. Ms. Strasburger stated that Ms. Orellana operates her daycare Monday through Friday from 7:30 a.m. to 5:30 p.m. and has one employee who lives off-site. She said that the daycare has implemented staggered pick-up and drop-off times to manage traffic, and all family vehicles will be parked in the garage, with one vehicle in the driveway for ease of access. She further explained that the off-site employee will park on the west side of the street, avoiding the no-parking zone. 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 said she would elaborate on Criteria Number 10, traffic impact. She reiterated what Ms. Orellana earlier stated, that pick-up and drop-offs would be staggered and she planned to continue that practice with the increase to 12 children. She said the parking of the vehicle in the garage and the employee parking on the west side of the street would mitigate any potential parking issues in the neighborhood.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item.

Jean Sims, a nearby neighbor said recently retired in December and has become a bit of a neighborhood watch. Ms. Sims confirmed that the applicant had cleared their garage and now keep their vehicles inside and that there is only one car typically in the driveway. She expressed support for the daycare saying that it is a valuable and needed service for the community.

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

COMMISSION DISCUSSION

There was no discussion.

MOTION

Chairman Poss entertained a motion to recommend **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.

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

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)

APPLICANT PRESENTATION

Ellen Hailey-Trakas, applicant and architect with Trakas + Trakas, introduced herself along with Chad Grossenkemper, franchise owner for Shoot 360. Ms. Hailey-Trakas stated that they have applied for a special use permit for Shoot 360, a virtual basketball training facility. Located in Lenexa Logistics Center near College Boulevard and Renner Boulevard, Shoot 360 will occupy 19,000 square feet (10%) of a larger 195,000 square foot building. The facility provides data-driven basketball training, similar to golf simulators, tracking dribbling and shooting analytics. Proposed hours of operation are from 2:00pm to 9:00pm during the school year, targeting school-aged children, with a peak at 5:30 p.m. In the summer, they have plans to extend hours from 9:00 a.m. to 9:00 p.m. but with reduced capacity. They project up to 40 occupants in the facility, including a maximum of

35 trainees and five staff members. The layout includes personal training stations, a half-court, and a full court for group sessions. She discussed the parking requirements of 23 parking spaces but stated that they have access to 33 spots, acknowledging that 10% of the 323 parking spaces at the logistics center aligns with the City Code. She assured them that the off-peak hours aim to avoid impacting neighboring tenants.

STAFF PRESENTATION

Kimberly Portillo presented the Staff Report for a special use permit requesting a personal instruction general use for Shoot 360, a basketball training facility. Ms. Portillo explained that the facility exceeds the 5,000-square-foot limit for "personal instruction limited" use, thus requiring a "general use" classification. Located in a newly developed business park, the site has convenient access from College Boulevard and Britton Street and is surrounded by compatible business park uses, with residential zoning buffered to the west. She said that Shoot 360 plans to operate between 9 a.m. and 9 p.m. year-round, with individual training stations, a half-court, and a full court. She said there is adequate parking to accommodate 35 trainees and five staff members, with designated parking spaces available directly in front of the facility. She said that industrial vehicles are minimal, as truck traffic is directed to entrances away from the tenant area. She stated that staff is recommending a three-year approval, which is the maximum duration for an initial permit of this type.

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

COMMISSION DISCUSSION

Commissioner Katterhenry commented that the proposed special use permit for Shoot 360 was a good fit and a good use of the space within Lenexa Logistics Centre.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of SU24-12 – **Shoot 360** a special use permit for a personal instruction, general use for a period of three years.

Moved by Commissioner Harber, 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, thanked City Staff for their continued work and feedback on the project. Mr. Burks said significant progress was made. He provided an agenda for the presentation and noted that he and his team addressed several of the concerns that were brought up in the last Planning Commission meeting. He said they also communicated with Cottonwood Canyon's Homeowners Association (HOA) and addressed their concerns by implementing changes in the project. He gave the history and background of Petra Real Estate, El Dorado Architecture, and McClure Engineering, all firms that contributed on the project. Mr. Burks stated that the project aimed to respect the natural landscape, emphasizing preservation, especially the stream corridor that occupies 25% of the site. The design includes 300 market-rate, multifamily units on the east side, with amenities such as a pool, pickleball courts, a gym, and a work-from-home area. The west side will host two three-story buildings with 74 additional apartment units and 94 townhomes, featuring a mix of building heights to align with topography and zoning. Attention to neighbors' concerns about visibility led to enhancements in the west landscape buffer, road alignment, and lighting adjustments to reduce impact. Efforts to integrate natural elements are evident in the varied architectural style, color schemes inspired by nature, and staggered building heights. The team responded to feedback from City Staff, addressing issues with roofline monotony and incorporating distinct, layered architectural details. Enhanced landscaping, including tree preservation and a new golf cart path, was incorporated to improve the site's aesthetic and functionality. The final architectural design offers a unique, elevated look with materials and color contrasts and additional amenities like a fifth-floor sky lounge. Construction is targeted to begin in March 2025 with a phased approach due to the project's complexity.

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 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 the site plan underwent several modifications to enhance aesthetics, landscaping, traffic flow, and adherence to development codes. Buildings 6 and 7 on the southwest side of the property were shifted roughly 60 feet east, creating additional space for landscaping along the western property boundary. Architecturally, two distinct color palettes were applied to the four- and five-story buildings to reduce visual uniformity, ensuring adjacent buildings have unique appearances. Additionally, the rooflines now feature monitors and fixed elements, with added parapets and mansards to screen rooftop equipment. This change in roof design increased the overall height of some buildings by 2 to 5 feet, necessitating deviation requests, which the planning team found appropriate. He said that parking and unit density adjustments were also made, with four units relocated from one zoning area to another. Although this results in a slight decrease in density, the overall unit count remains at 374 for phase one and part of phase two. Traffic flow modifications include three new traffic-calming measures, which aim to direct traffic eastward, discouraging routes through Cottonwood Canyon. The realigned cart path and an existing traffic circle are also support this flow. The phasing plan dictates that 91st Street must be constructed before Building 3 can receive a Certificate of Occupancy, though Buildings 1 and 2 may be occupied sooner. These modifications collectively aim to enhance visual diversity, landscaping, and community accessibility while maintaining compliance with development guidelines.

PUBLIC MEETING

Chairman Poss **OPENED** the Public Meeting and asked if anyone wished to speak on this item.

Chris Demetroulis a local resident and HOA board member, thanked the commissioners for postponing the decision, which allowed for productive discussions among all parties involved. Mr. Demetroulis expressed appreciation for Mr. Burks and his team for actively listening and addressing concerns, making modifications that his neighbors felt provided an effective buffer. He also acknowledged Scott McCullough and City Staff for their involvement and the ongoing discussions about managing increased traffic from nearby developments, like Ross Canyon and future use of Ridgeview Road. He noted that Mr. Burks team has made the development plans more acceptable and committed to ongoing collaboration to ensure the project serves the community's best interests.

COMMISSION DISCUSSION

Commissioner Katterhenry supported the recent project improvements, saying the extra month led to a better outcome. Mr. Katterhenry approved of the increased building height due to the mansard roofs that hide rooftop equipment and also appreciated the wider buffer preserving more trees on the western side and commented that the architectural design has vastly improved.

Commissioner Woolf expressed gratitude to the neighbors, team, and staff for their collaboration on the project, saying it turned out fantastic. Mr. Woolf noted that this level of cooperation is ideal in such processes but does not always occur, commending everyone involved for their teamwork.

Commissioner Handley agreed with Katterhenry concerning the adjustment in building height. Mr. Handley noted that the gradual elevation changes from east to west make sense within the projects design. He commented that the elevation gradation and density adjustments contribute positively to the overall look of the project. He said the development had an "awesome" outcome.

Commissioner Burson praised the project as one of the best-looking he has seen in a while and appreciated the collaborative efforts between the staff and the applicant. Mr. Burson described the project as unique and attractive and felt excited for its addition to the community.

Chairman Poss agreed with many of the previous comments made by the Commissioners. Mr. Poss said that the rezoning plan aligns well with the area's future land use map and follows the golden criteria, enhancing the community. He praised the pause taken in the process, which helped refine expectations and allowed all parties to collaborate effectively. He appreciated the applicant and City Staff's efforts to finding common ground and by doing so achieved a positive outcome.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** for rezoning property from AG and R-1 to RP-3 and RP-4 for **Ross Canyon** located near 93rd Street between Mill Creek Road and Renner Boulevard.

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

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for **Ross Canyon** located near 93rd 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 91st 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 93rd Street) prior to the completion of this section of 91st Street. Prior to the issuance of a Certificate of Occupancy for a third building, 91st Street shall be completed from 93rd 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.

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

STAFF REPORT

Stephanie Sullivan informed the Commissioners that the Planning Commission retreat was quickly approaching and scheduled for Friday, November 22nd from 9 a.m. to 4 p.m. and will take place at the Lenexa Justice Center. She noted that there will be a variety of topics. There will be presentations from both Staff and Commissioners that have volunteered to share some of their insight.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 9:32 p.m. on Monday, November 4, 2024.