

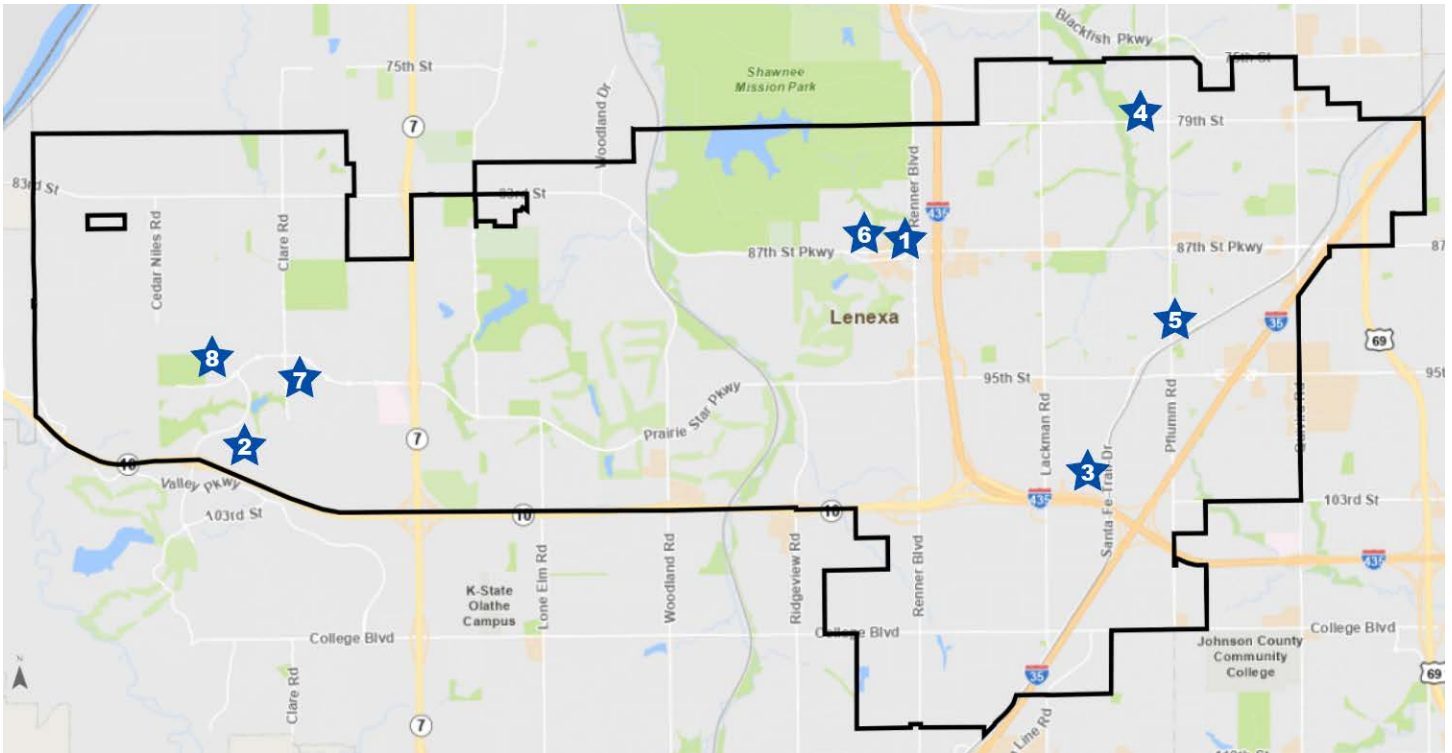


PLANNING COMMISSION AGENDA

MAY 5, 2025 at 7:00 PM

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

AGENDA MAP



CALL TO ORDER

ROLL CALL

APPROVE MINUTES

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. AdventHealth Parking Garage and AdventHealth Lenexa City Center, Third Plat - Consideration of a revised final plan to expand Phase 1 of the approved parking garage and consideration of a final plat for the replat of Advent Health Lenexa City Center, Second Plat on property located approximately at the southeast corner of Renner Boulevard and 87th Street Parkway within the CC, Planned City Center District. PL25-05FR, PT25-04F**
- 2. Cedar Canyon West Attached Villas - Consideration of a final plat for 20 lots (duplex use) as part of the Cedar Canyon West mixed-use development located at the southwest corner of 99th Street and 100th Street within the RP-2, Planned Residential (Intermediate-Density) District. PT25-05F**

REGULAR AGENDA

3. **SRS Pool Supply Company - Consideration of a special use permit for Basic Industry use to store hazardous chemicals at 14303 West 100th Street within the BP-2, Planned Manufacturing District. SU25-05 (Public Hearing)**
4. **White Oak Estates - Consideration of a rezoning and final plat to allow the development of a single-family residence on property located at 79th Street and Cottonwood Street. (Public Hearing)**
 - a. **Consideration of a rezoning from R-1, Single-Family Residential District, to RP-1, Planned Residential (Low Density) District. RZ25-03**
 - b. **Consideration of a final plat for the development of a single-family residence. PT25-03F**
5. **Retail Old Town Lenexa - Consideration of a preliminary plan for construction of a 5,200 square-foot mixed-use building on property located at 9213 Pflumm Road within the HBD, Planned Historic Business District. PL25-07P**
6. **Lenexa City Center North Village Townhomes - Consideration of a revised preliminary plan for a multifamily development on property located at 8601 Penrose Lane within the CC, Planned City Center District. PL25-01PR**
7. **SJA Stadium Sound System - Consideration of a deviation to allow St. James Academy to exceed the maximum decibel levels of noise allowed in the Unified Development Code on property located at 24505 Prairie Star Parkway within the R-1, Single-Family Residential District. DV25-02**
8. **Sunset Canyon - Consideration of a rezoning and preliminary plat for a single-family residential development located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard. (Public Hearing)**
 - a. **Consideration of a rezoning from the AG, Agricultural District and CP-1, Planned Neighborhood Commercial District, to the RP-1, Planned Residential (Low-Density) District. RZ25-04**
 - b. **Consideration of a preliminary plat for a single-family residential development. PT25-01P**

STAFF REPORTS

ADJOURN

APPENDIX

9. March 31, 2025 Draft Minutes

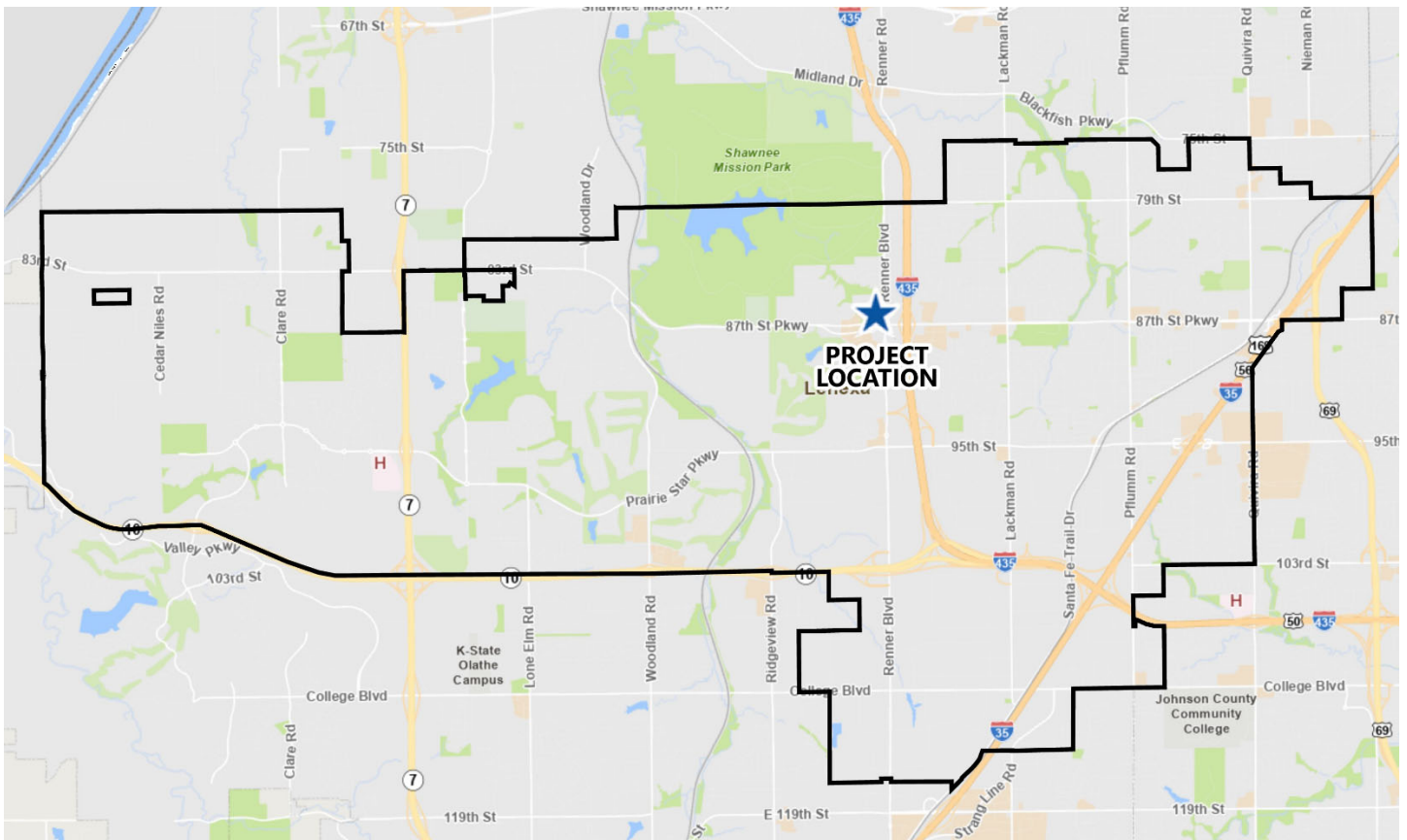
If you have any questions about this agenda, please contact the Stephanie Sullivan, Planning Manager, at ssullivan@lenexa.com.

*If you need any accommodations for the meeting, please contact the City Clerk's Office 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.

ADVENTHEALTH LCC PARKING GARAGE & ADVENTHEALTH LENEXA CITY CENTER, THIRD PLAT

Project #:	PL25-05FR PT25-04F	Location:	Northwest corner of westbound 87 th Street Parkway & Renner Boulevard
Applicant:	Chase Kohler, RIC	Project Type:	Final Plan and Final Plat
Staff Planner:	David Dalecky	Proposed Use:	Mixed-use



PROJECT SUMMARY

The applicant requests a revised final plan for a 47-space extension to the first phase of the three-story parking garage that serves “Area 2” of the AdventHealth Life Campus. This additional parking area will expand the ground floor of the parking garage by adding 47 parking spaces that will become enclosed later with the second phase of the parking garage. The applicant also requests a final plat that includes a replat of Lot 1, AdventHealth Lenexa City Center, Second Plat, and two new lots for recently approved buildings within this block. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The AdventHealth Life Campus is a mixed-use development in City Center including a hospital, office, retail, restaurant, hotel and life activation buildings. The overall campus consists of 11 buildings on approximately 25 acres. The subject site is a part of Area 2 of the AdventHealth Life Campus.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Name	Date Approved
PL08-01CPR, PL08-17, and SU08-13	Concept Plan, Preliminary Plan, and Special Use Permit	City Center North Hospital	August 19, 2008
PL16-02PR and SU16-03	Revised Preliminary Plan and Special Use Permit	City Center North Village	January 19, 2016
PL19-06P and SU19-11	Preliminary Plan and Special Use Permit	Advent Health Life Campus	June 18, 2019
PL21-04PR	Revised Preliminary Plan	Advent Health Life Campus	November 21, 2021
PL22-07F	Final Plan	Advent Health Life Campus	May 17, 2022
PL24-03F	Final Plan	Advent Health Building 2A & Parking Garage	April 16, 2024
PL24-04F	Final Plan	Advent Health Life Campus Building 2C	April 16, 2024
PT-24-12F	Final Plat	AdventHealth Lenexa City Center, Second Plat	October 15, 2024
PL25-02FR	Revised Final Plan	City Center North – Lot 8 – Building 2C	March 18, 2025

LAND AREA (AC)
0.49

BUILDING AREA (SF)
N/A

CURRENT ZONING
CC

COMP. PLAN
City Center



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

This block is intended to be a mixed-use area with multiple buildings developed around a central parking structure. The buildings will include retail, restaurant, general, and office uses. These uses are allowed in the CC, Planned City Center Zoning District. Specific tenants have not yet been identified for all of the buildings. The new three-story building to be constructed at the northeasterly quadrant will be occupied by medical office uses and services.

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

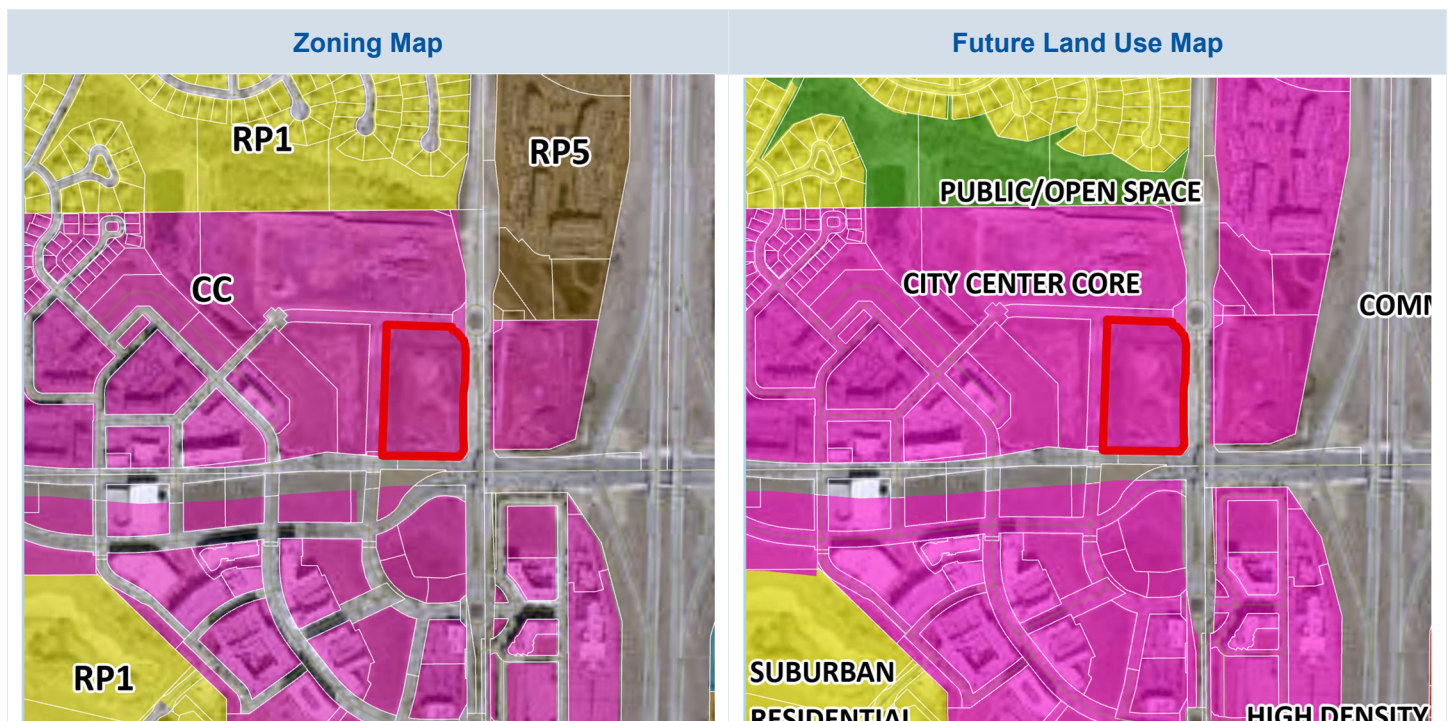


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

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

FINAL PLAN REVIEW

This revised final plan is for construction of an additional 47 parking spaces of the planned parking garage within Area 2 of the AdventHealth Life Campus. These additional parking spaces will be located within the east side of the parking garage and will be constructed on the permanent ground level of the parking garage, which was initially part of the plans for phase two of the garage. This part of the garage will be below the adjacent grade to the east and open to the sky until the garage is completed in the future. The expanded area will have access from the drive aisles of the garage. The future phase of the garage is the remaining one-third of the structure.

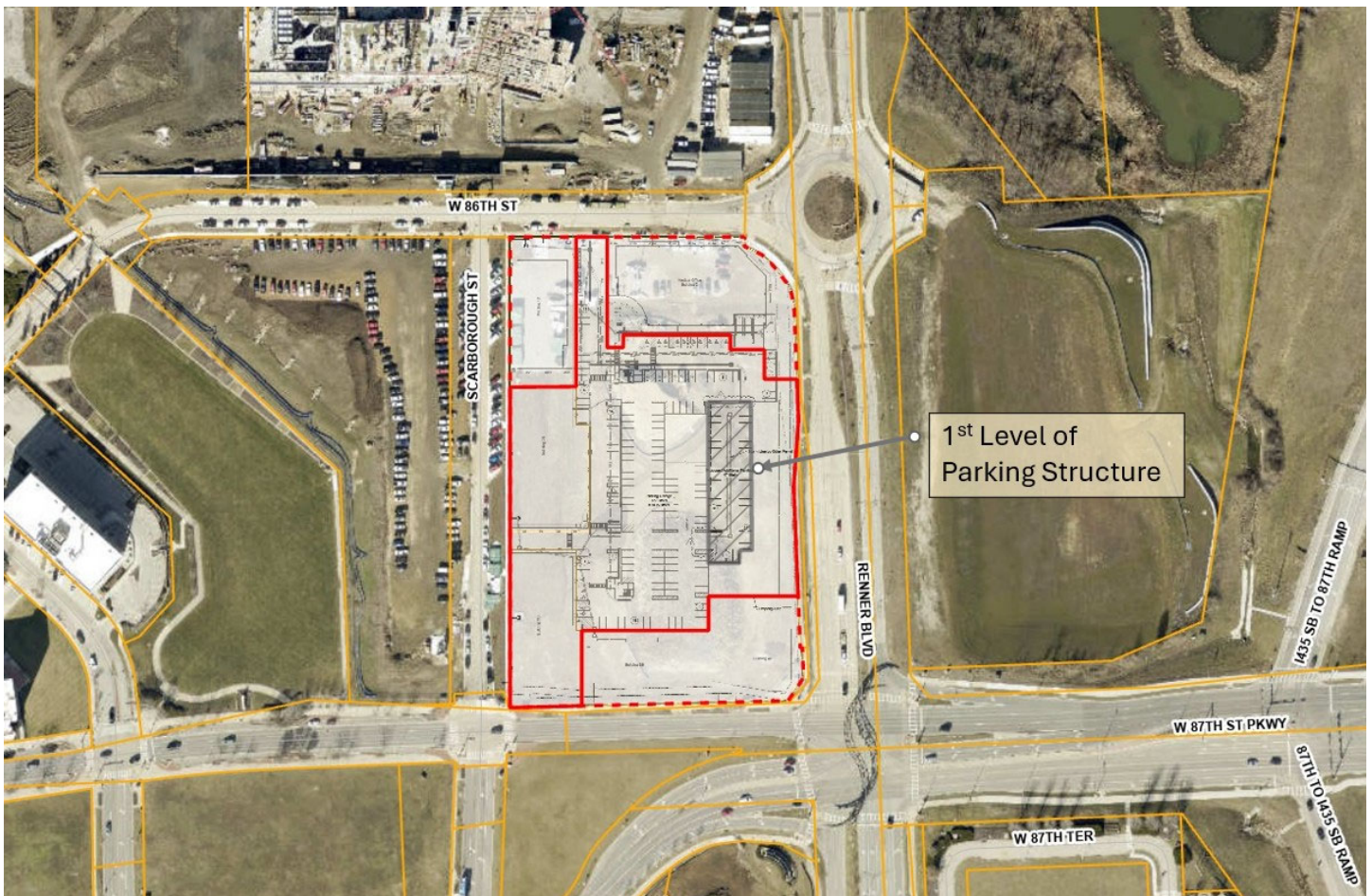


Exhibit 2: Site plan reflecting the expansion of the first phase of the parking garage. Area 2 of AdventHealth LCC is outlined in red dashed line.

The parking garage is intended to serve all buildings within Area 2 on the east side of Scarborough Street and supply a certain level of parking demand for uses on the west side of Scarborough Street. The garage is being constructed in two phases with this first phase intended to serve the medical office building and two approved buildings (highlighted in red). The future phase will serve future buildings (highlighted in yellow) as reflected in Exhibit 3.

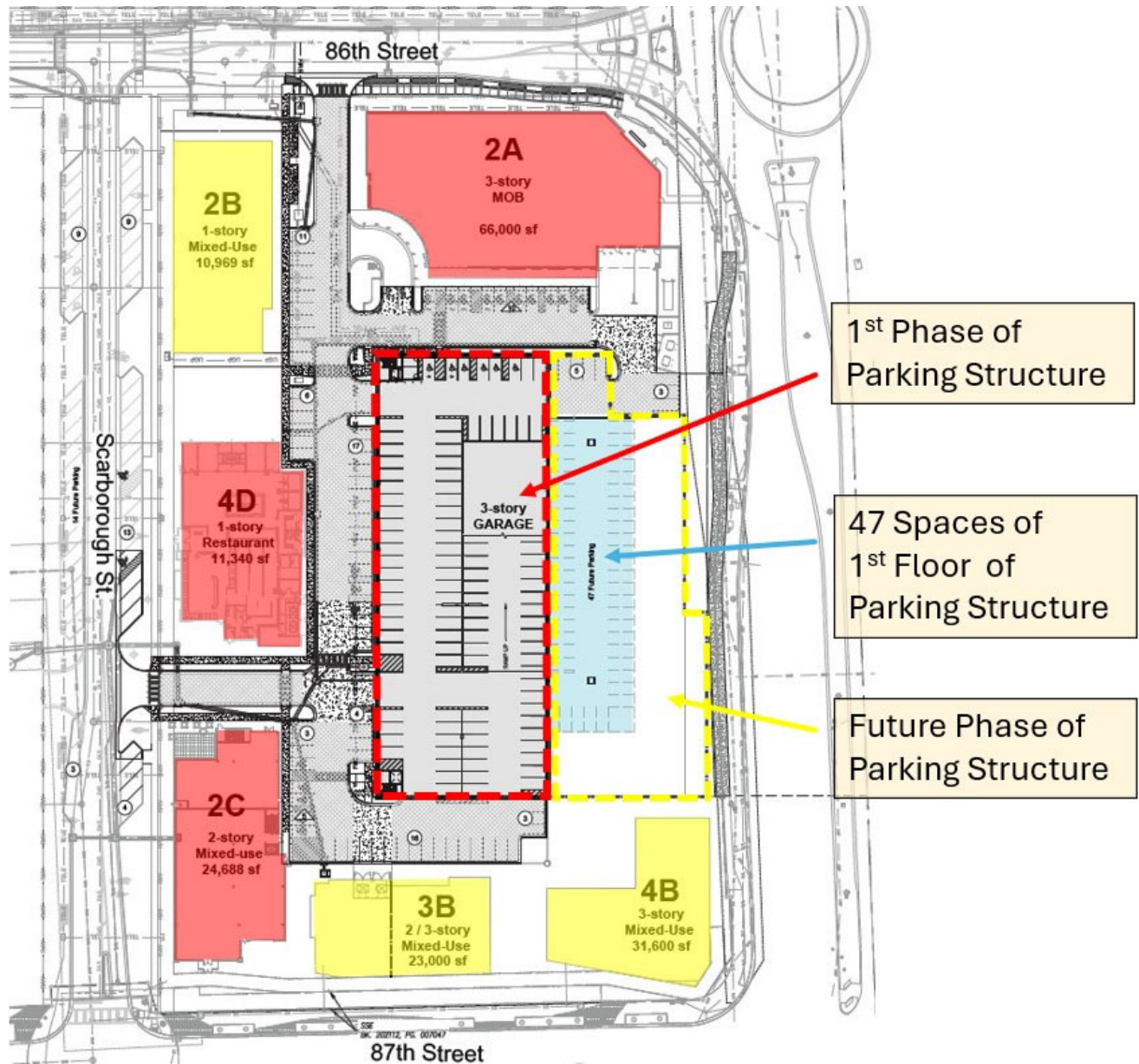


Exhibit 3: Parking garage phasing plan.

The first phase provides 355 of the total 582 spaces planned within the parking garage. The second and final phase of the parking garage is required to be constructed congruently with the construction of any additional development of the AdventHealth Life Campus and must be completed prior to occupancy of any additional

building on the east and west sides of Scarborough Street unless parking for buildings west of Scarborough Street is provided in another manner.

The parking garage is internal of the block except for the east side of the structure is adjacent to Renner Boulevard. This east facing wall is to include characteristics that appear more like a building than a parking structure. This design will be reviewed with the final plan for that phase of the garage.

The additional 47 spaces are approximately ten feet lower in elevation than Renner Boulevard, which will provide some screening of vehicles parked in this area until such time as the garage is completed. A row of evergreens and three shade trees will be installed for additional screening. This landscaping will be removed when the remaining phase of the garage is constructed.

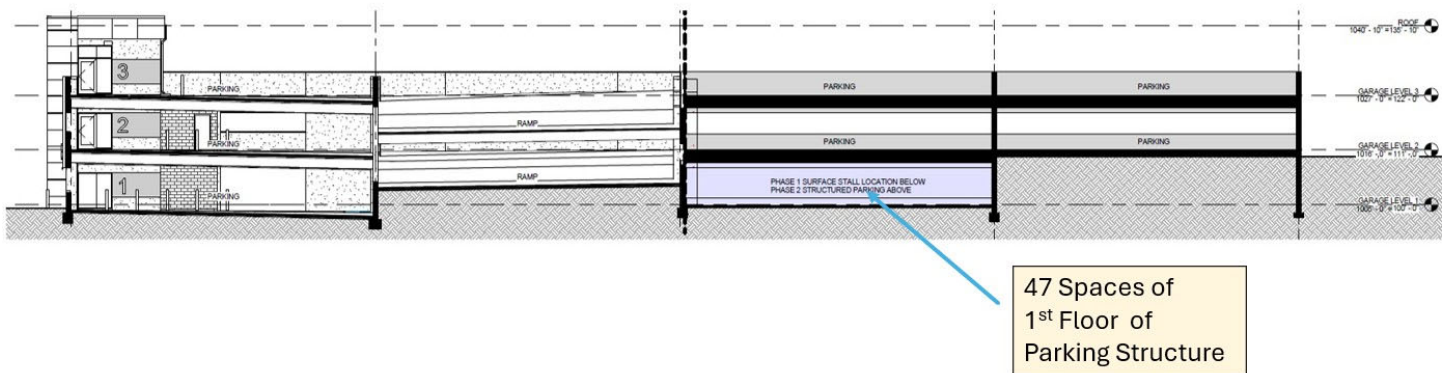


Exhibit 4: Parking garage section.

DIMENSIONAL STANDARDS

The expanded parking area will be setback approximately 60 feet from Renner Boulevard. The setback of the future phase of the parking garage varies from 5 feet to approximately 25 feet from Renner Boulevard. The CC Zoning District has a minimum build-to line, not a minimum setback line. The parking structure is setback farther than an occupied building to allow for landscaping between the street and the structure to provide screening. The dimensions of the parking lot are consistent with parking space and drive aisle dimensions for other parking structures in City Center.

PUBLIC IMPROVEMENTS

No public improvements are proposed with this final plan. Access into the site will be provided with other development within the Area 2 block. Staff has noted, and the applicant has acknowledged, that several private utilities will need to serve the future buildings off of Scarborough Street, and therefore a private utility easement generally in the vicinity of the access off of Scarborough Street will need to be provided. The applicant has requested to defer providing this private easement until closer to the time of constructing the future buildings.

ACCESS, TRAFFIC, AND PARKING

The development pattern for this block of the AdventHealth Life Campus has two planned vehicular access points that will serve all the buildings on the block for access to the parking garage and internal surface parking areas included with the final plan approved for the Medical Office Building (MOB) and the first phase of the parking garage (PL24-03F). The vehicular circulation pattern for this expanded parking area of the garage uses the same internal drive network. The plan adds a drive aisle and parking spaces to this network.

TABLE 2: PARKING ANALYSIS

Land Use	Parking Approved with Preliminary Plan	Required	Provided	Difference
Total Phase 1 MOB 2, Building 2B, and Building 2C (partial parking structure)		635	456	-179
All of Area 2 (complete parking structure)	800	1008	714	-294

The AdventHealth Life Campus is a compact and densely developed area. Parking is provided throughout the campus. Sites throughout City Center do not provide the required parking per the Parking Schedule of [Section 4-1-D-1-C](#) of the UDC. Parking is to be shared among all sites and uses throughout City Center. The region is to be a walkable region where visitors may need to park a block or farther from their destination and walk and there exists an expectation that a visitor will park once then walk from destination to destination.

STORMWATER

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

FIRE PREVENTION

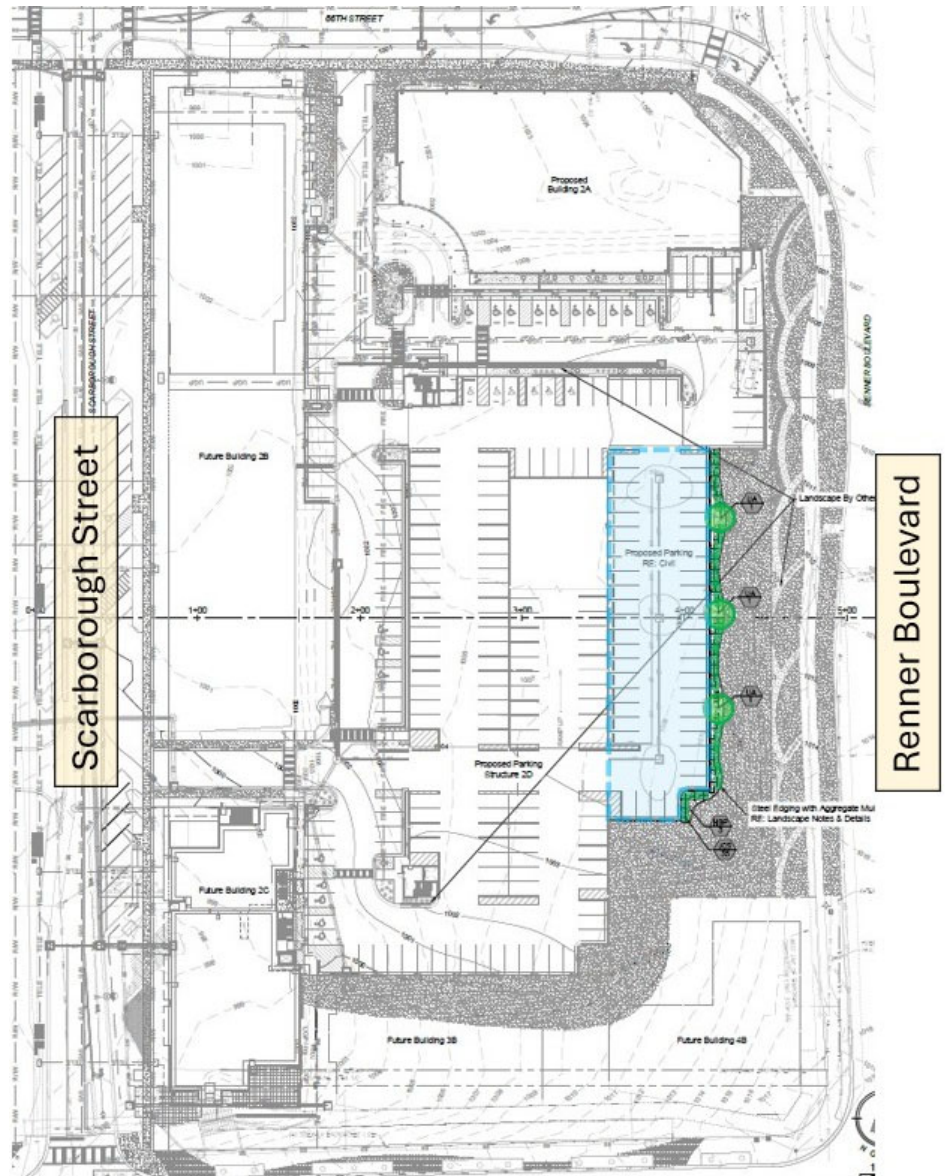
The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward.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

LIGHTING

Lighting is provided for this expanded area with wall mounted light fixtures. The light fixtures are a cut-off type of fixture to reduce light spill over onto the landscape areas around the parking garage.

LANDSCAPING

Landscaping is installed along the east and south sides of the parking garage. The landscaping is a series of evergreen shrubs and three shade trees. The remaining part of the site will be a temporary lawn space. The landscaping will be removed prior to the construction of phase 2 of the parking garage. New landscaping will be installed along the east side of the completed parking garage in a similar design and pattern the landscaping along the streets of the hospital and medical office buildings.



At Right:
Exhibit 5: Landscape plan.

SIGNS

No signs are proposed with this final plan.

FINAL PLAT REVIEW

Approval of a final plat is requested for a part of "Area 2" of the AdventHealth Life Campus. The final plat includes a replat of Lot 1, AdventHealth Lenexa City Center, Second Plat (PT24-12F) and two new lots for recently approved buildings within this block. Lot 1 contains the parking garage and the two new lots will contain Buildings 2B and 2C. The final plat is consistent with Section 4-2 of the UDC. The replat does not include any new easement dedications.

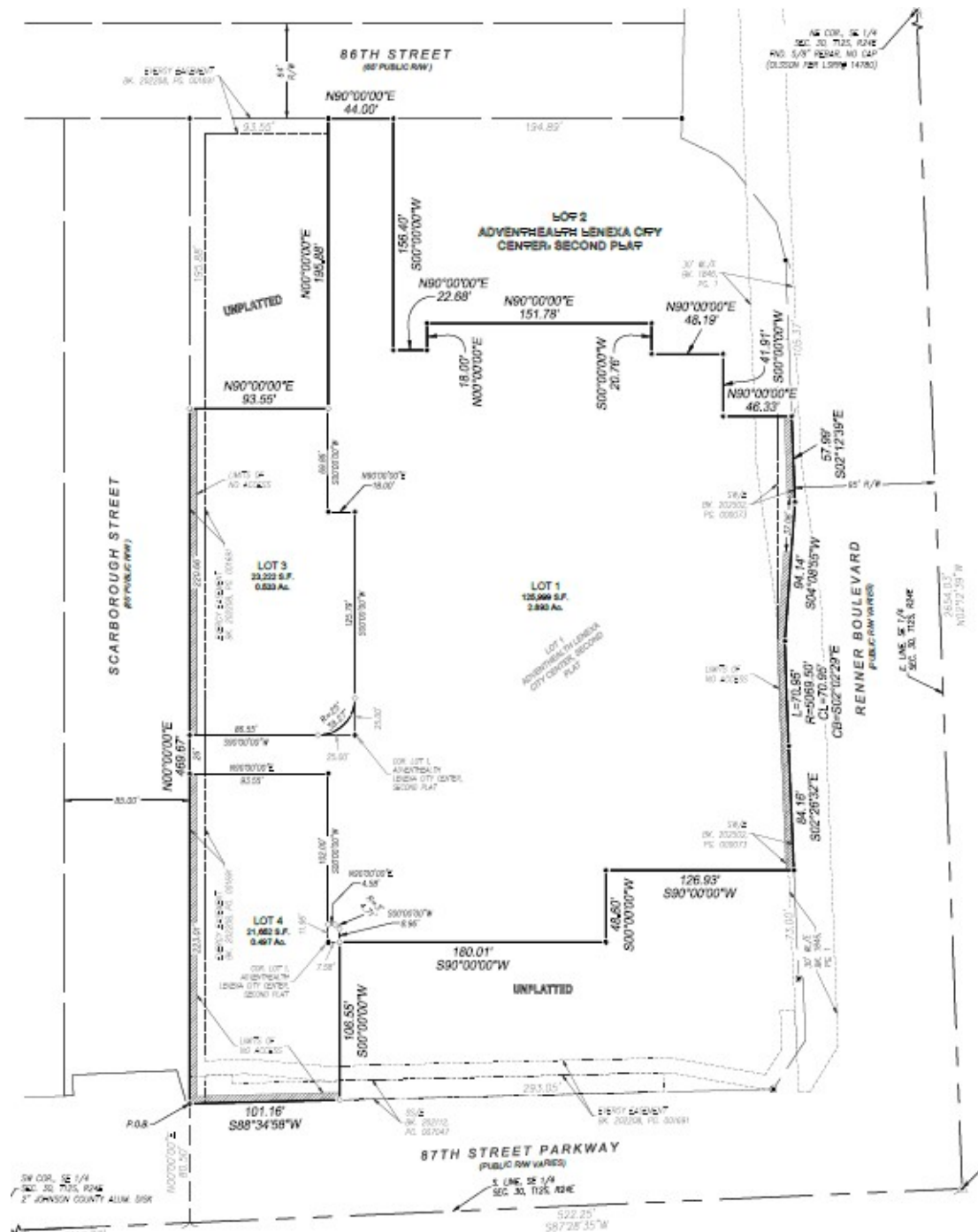


Exhibit 4: Final Plat

DEVIATIONS

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

NEXT STEPS

- The Planning Commission is the approval authority on this application. The City has a practice of submitting City Center final plans to the City Council for affirmation of the Planning Commission's decision. Pending the Planning Commission's decision, the project will be tentatively scheduled for consideration by the City Council on May 20, 2025.
- The final plat must be recorded with Johnson County prior to permits being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

- ★ **Staff recommends approval of the proposed final plan for AdventHealth LCC Parking Garage and the final plat for AdventHealth Lenexa City Center, Third Plat.**
 - This is a final plan to expand the first phase of the parking garage for Area 2 of the AdventHealth Life Campus in the City Center.
 - The project is consistent with Lenexa's goals through *Strategic Community Investment* and *Responsible Economic Development* to create *Inviting Places*.

FINAL PLAN

Staff recommends **APPROVAL** of the final plan for PL25-02FR – **AdventHealth LCC – Parking Garage** at the northwest corner of westbound 87th Street Parkway & Renner Boulevard for an expansion to the parking garage.

FINAL PLAT

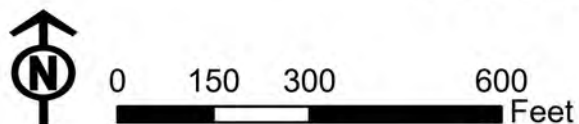
Staff recommends **APPROVAL** of the final plat for PT25-04F – **AdventHealth Lenexa City Center, Third Plat** at the at the northwest corner of westbound 87th Street Parkway & Renner Boulevard.



Document Path: L:\Planning\GIS\vic map template.aprx

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

Advent Health LLC - Parking Garage & AdventHealth Lenexa City Center, Third Plat Final Plan and Final Plat



PHASE I - PARKING PLAN

FDP APPROVED CIVIL SITE PLAN & PARKING COUNTS

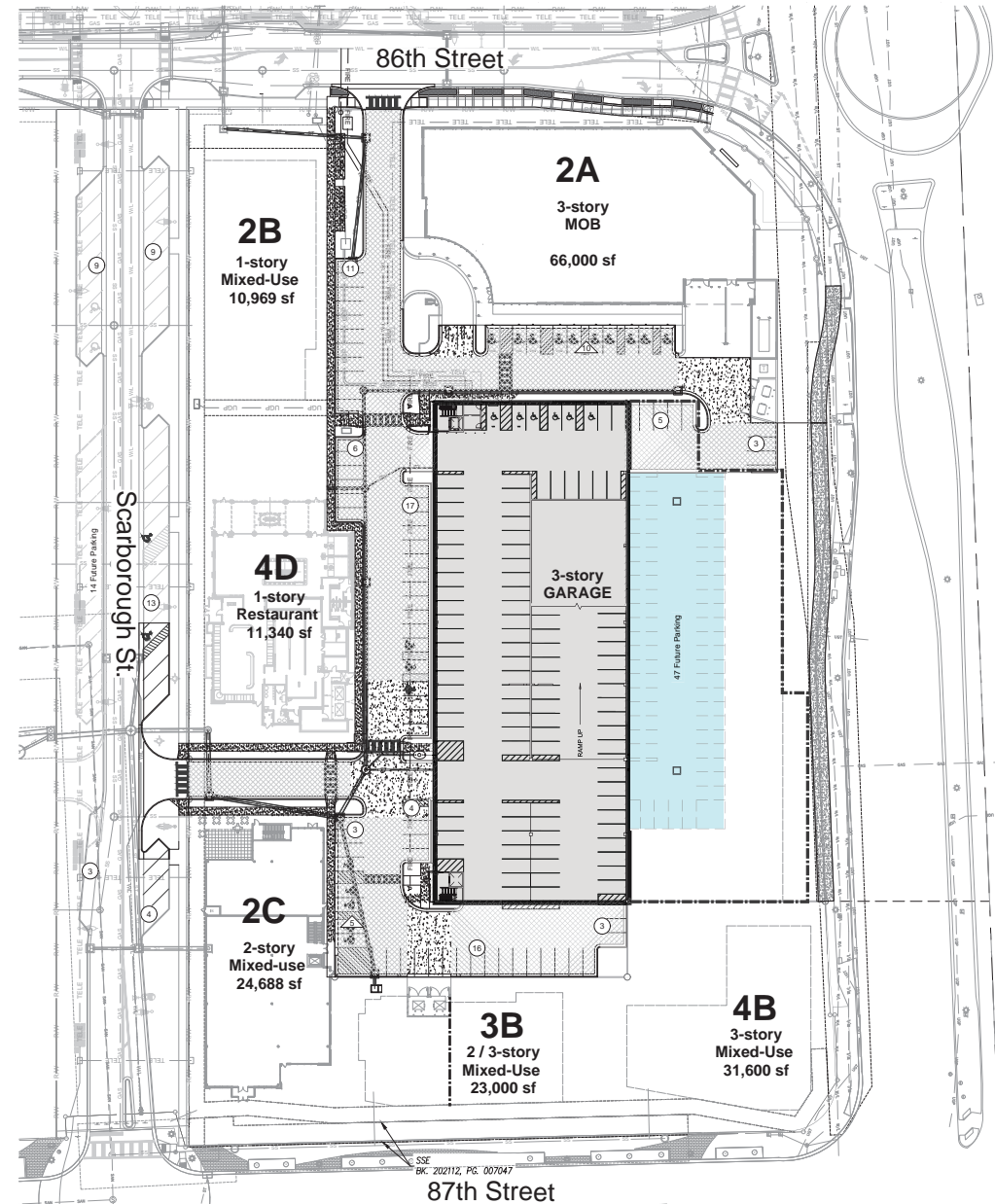
PHASED TOTAL PARKING COUNTS

PHASE I	BLDG #	BLDG HEIGHT	BUILDING USE		TOTAL AREA (SF)	PARKING RATIO (STALLS / K)	PARKING REQUIRED	TOTAL PROVIDED	GARAGE PROVIDED	OFF-STREET SURFACE PROVIDED	ON-STREET PARKING PROVIDED
	2A	3	MOB II		66,000	4	264				
	4D	1	RESTAURANT		11,340	10	113				
	2C	2	MIXED-USE BUILDING	Office	12,200	4	49				
				Restaurant	6,000	10	60				
				Retail	6,200	5	31				
	PHASE I SUBTOTAL				101,740		517	456	335	83	38
	90% Shared Parking Diversity						465			new	existing
Total Parking with Alternate								500	-3	47	

FUTURE PHASES	3B 4B	2 & 3	MIXED-USE BUILDINGS	Office	39,000	4	156				
				Restaurant	10,600	10	106				
				Retail	5,000	4	20				
	2B	1	MIXED-USE BUILDING	10,969	5	55					
	FUTURE PHASES SUBTOTAL				65,569		337	214	200		14
	90% Shared Parking Diversity						303			new	new

SUMMARY					TOTAL AREA (SF)	PARKING RATIO (STALLS / K)	PARKING REQUIRED	TOTAL PROVIDED	GARAGE PROVIDED	OFF-STREET SURFACE PROVIDED	ON-STREET PARKING PROVIDED
	DEVELOPMENT TOTALS				167,309		854	714	582	83	52
	90% Shared Parking Diversity						769		incld the 44 alternate stalls		
	80% Shared Parking Diversity						683		'under' the garage		

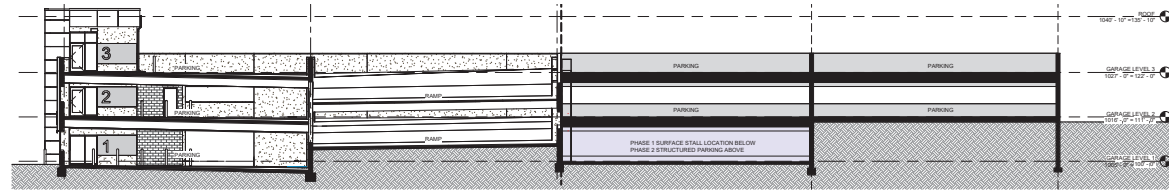
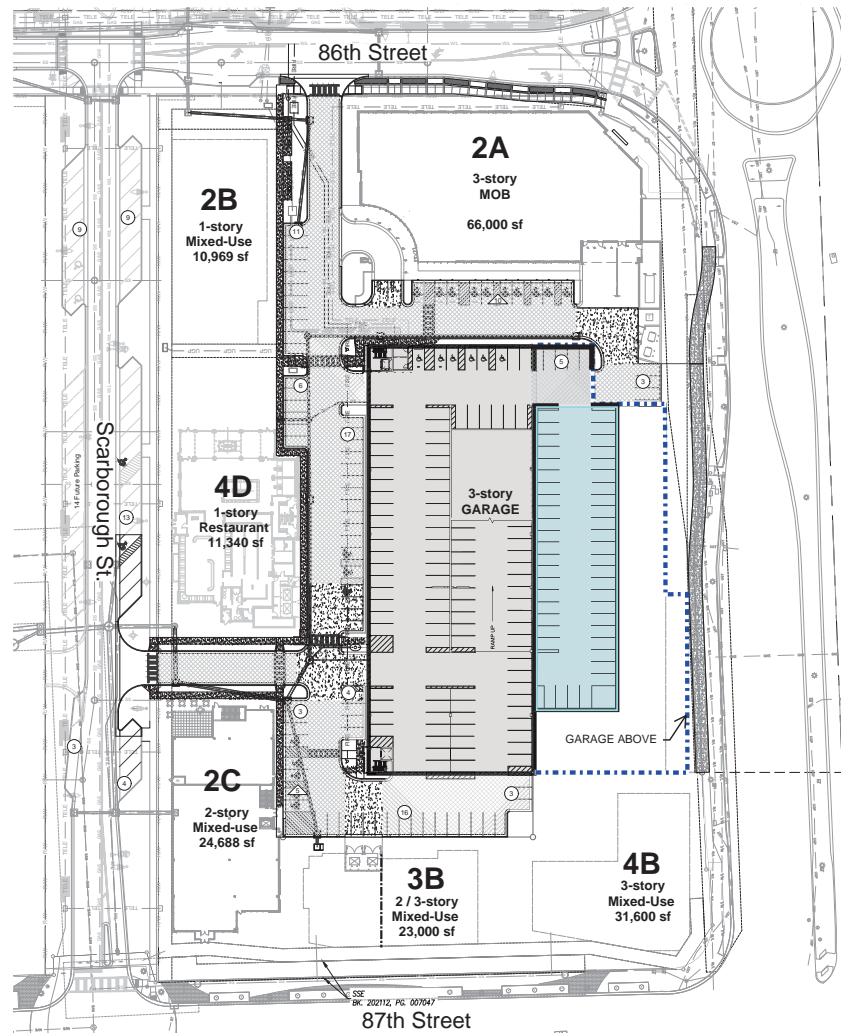
INC'D 11 UNFS THE 44 STALL ALTERNATE IN DEVELOPMENT



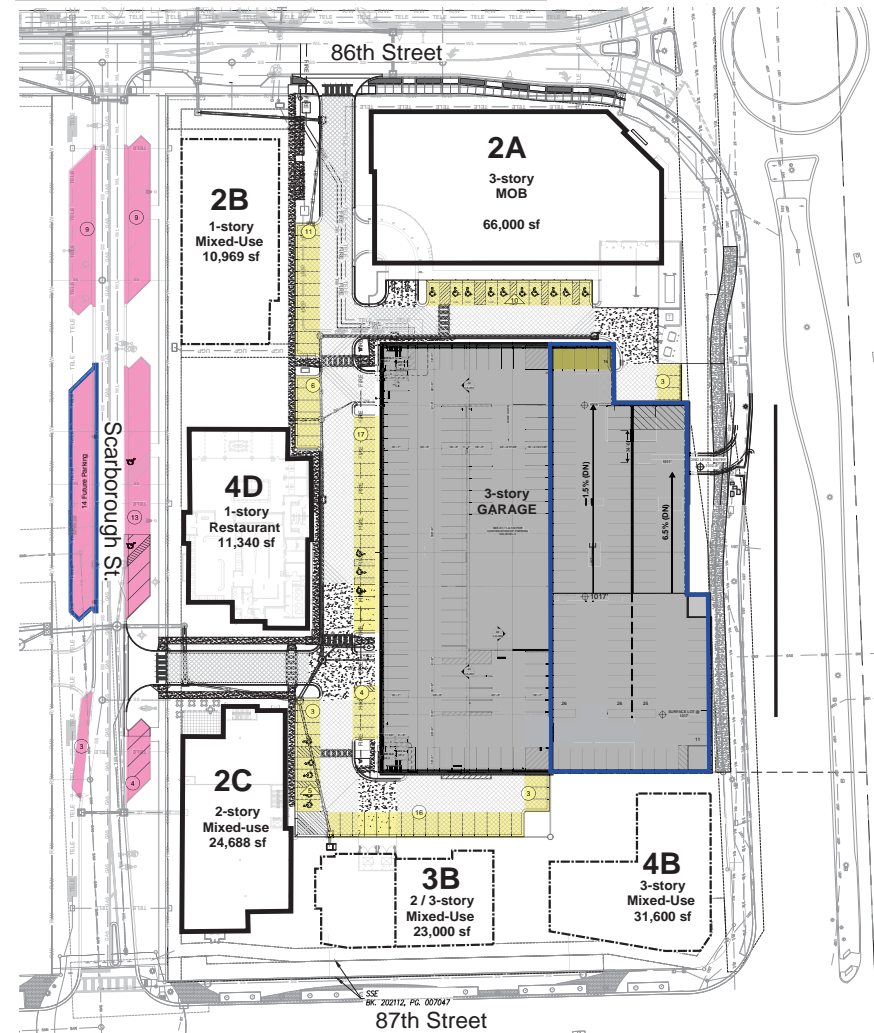
PHASE II - PARKING PLAN

FDP APPROVED CIVIL SITE PLAN & PARKING COUNTS

1ST FLOOR



2ND AND 3RD FLOOR - TYPICAL



Location map showing the project location within a 1/4 section grid. The grid is divided into four quadrants: NW 1/4, NE 1/4, SW 1/4, and SE 1/4. The project location is marked in the SE 1/4 quadrant. The map is bounded by 87th Street to the north and Renner Boulevard to the east. A north arrow is shown below the map.

Title Sheet

ADVENTHEALTH LCC - GARAGE
16855 W. 86TH STREET
LENEXA, KS 66219

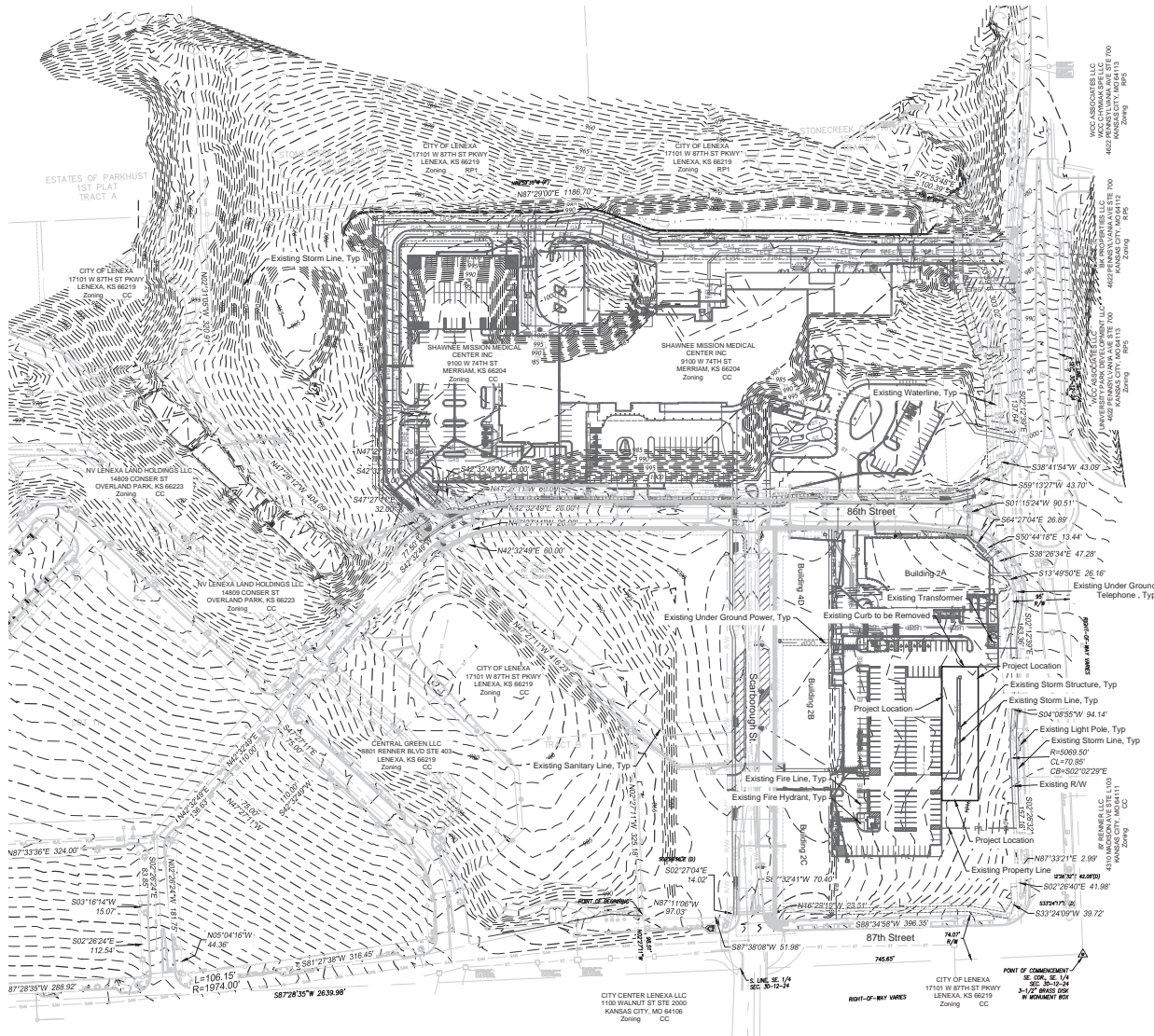
REVISION DATES:
1. CITY COMMENTS APR 21 2025

PROFESSIONAL SEAL

C02

ISSUE DATE: MARCH 31, 2025
HOEFER WELKER 124043

Existing Conditions



LEGEND:
▲ FOUND SECTION CORNER AS NOTED
○ SET 12" X 12" BOREHOLE WITH REC. SLOPE IN CAMP
L LENGTH OF CURVE
R RADIUS OF CURVE
C CHORD LENGTH
D CHORD BEARING



GENERAL SITE AND DEMOLITION NOTES

1. The Construction Covered by these Plans shall conform to all Applicable Standards and Specifications of the City of Lenexa, Kansas and Applicable Requirements of the State of Kansas.
2. All Workmanship and Materials shall be Subject to the Inspection and Approval of the City of Lenexa, Kansas.
3. The Locations of the Utility Lines as shown on the Plans, are Approximate. The Contractor shall have All Utilities Field Located by the Utility Companies Prior to any Excavation, and shall be held Responsible for any Damages to these Lines during Construction.
4. Existing Elevations shown are on Project Datum. The Contractor shall verify Existing Conditions prior to the Start of Construction.
5. All Excavation shall be Unexcused. No Separate Payment shall be made for Rock Excavation. The Contractor shall by his own Investigation, and Prior to Commencing work, Satisfy himself as to the Surface and Sub surface Conditions to be Encountered.
6. The Contractor shall Provide Earthwork and Materials Testing to Comply with the Standard Specifications of the City of Lenexa, Kansas.
7. All Trees, Shrubs and Other Vegetation within the Indicated Grading Limits shall be Cleared and Grubbed in Accordance with the City of Lenexa. Unless Otherwise noted debris from Clearing and Grubbing Operations shall be Disposed of Off-Site by the Contractor in Accordance with Local Codes and Ordinances. Open Burning of Debris Shall Not be Permitted.
8. A Full Depth Saw Cut of the Existing Pavement shall be Provided at Locations where the Proposed Construction Abuts an Existing Surface or Pavement for which Partial Removal of that Surface or Pavement is Required. Such Saw Cuts will not be Paid for Directly.
9. All Trees Outside of the Grading Limits are to Remain Undisturbed.
10. All Existing Curb, Gutter, Pavement, Sidewalks, Inlets, Pipes, ect. which are not being integrated into the Proposed Construction shall be Removed. All Waste Material Resulting from the Project shall be Disposed of Off-Site by the Contractor at an Approved Waste Dump and in Accordance with all Local Codes and Ordinances. The Cost shall be the Contractors Responsibility.
11. Any Items Damaged by the Contractor shall be Replaced in Like or Better Condition at the Contractors Expense.
12. Any Incidental Work not Specifically shown shall be Completed by the Contractor.
13. All Signs Removed or Disturbed During Construction Shall be Replaced with Similar New Signs and Posts.
14. The Contractor shall prior to Construction, Notify All Utility Companies which have Facilities in or Near the Vicinity of Construction. Utility Company Contacts Listed are to the Best Knowledge of the Engineer. Utilities Listed may not be All-Inclusive and the Contractor shall be Responsible for Coordinating All Utility Relocation, Modifications and Adjustments with Each Utility Company/Owner.
15. The Contractor shall be Responsible to Obtain All Permits, and Pay All Fees as Required for Construction Prior to Beginning.
16. The Contractor shall Coordinate All Road Closures with the City of Lenexa.

ADVENTHEALTH LLC - GARAGE
16855 W. 86TH STREET
LENEXA, KS 66219

REVISION DATES:

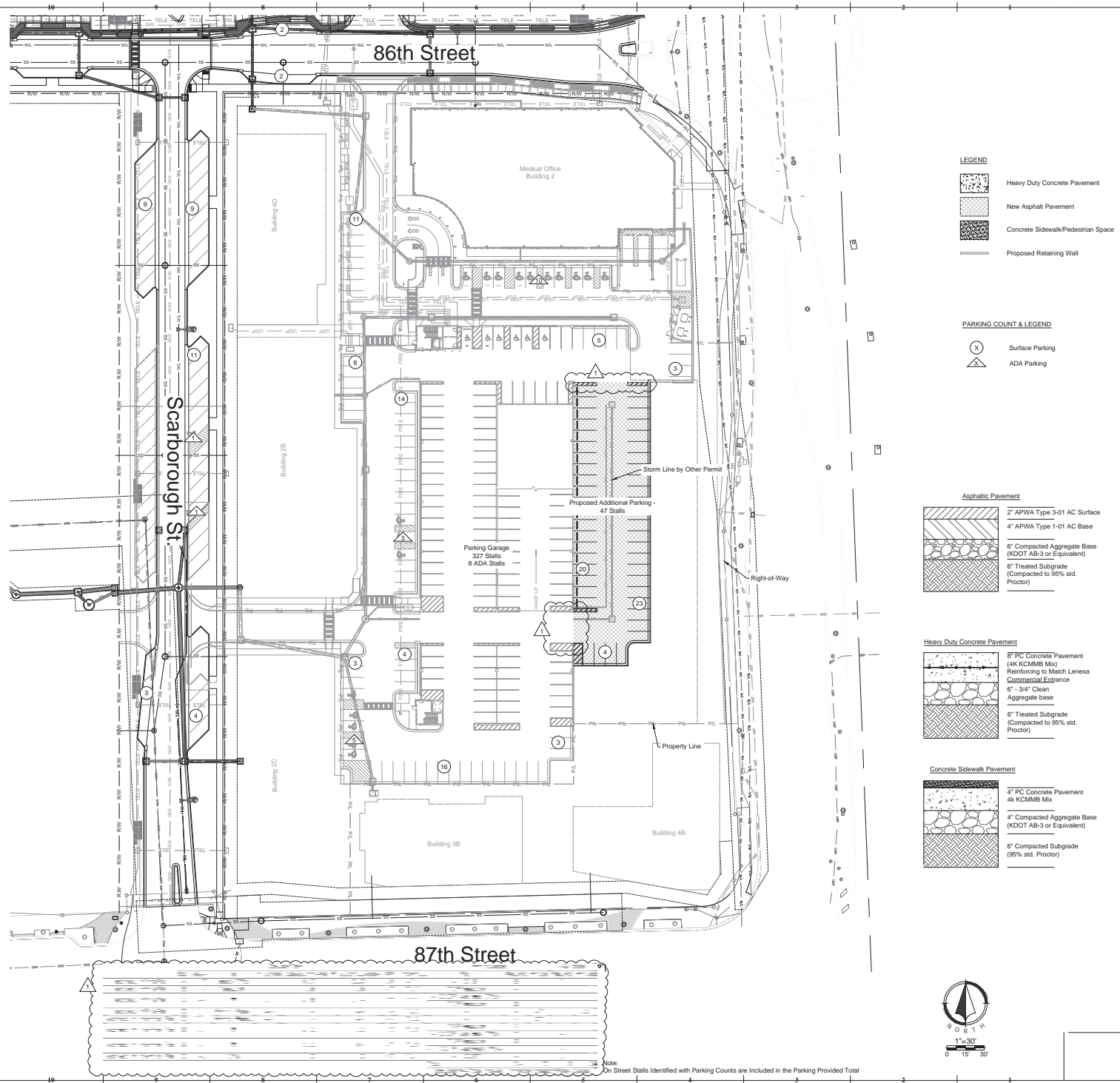
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PROFESSIONAL SEAL

C03

ISSUE DATE: MARCH 31, 2025
HOEFER WELKER #: 124043

General Layout



ADVENTHEALTH LCC - GARAGE
16855 W. 86TH STREET
LENEXA, KS 66219

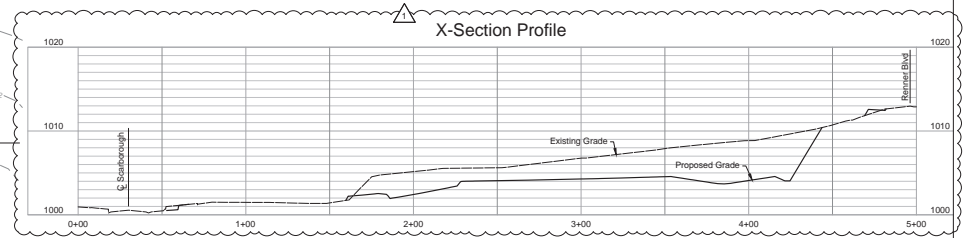
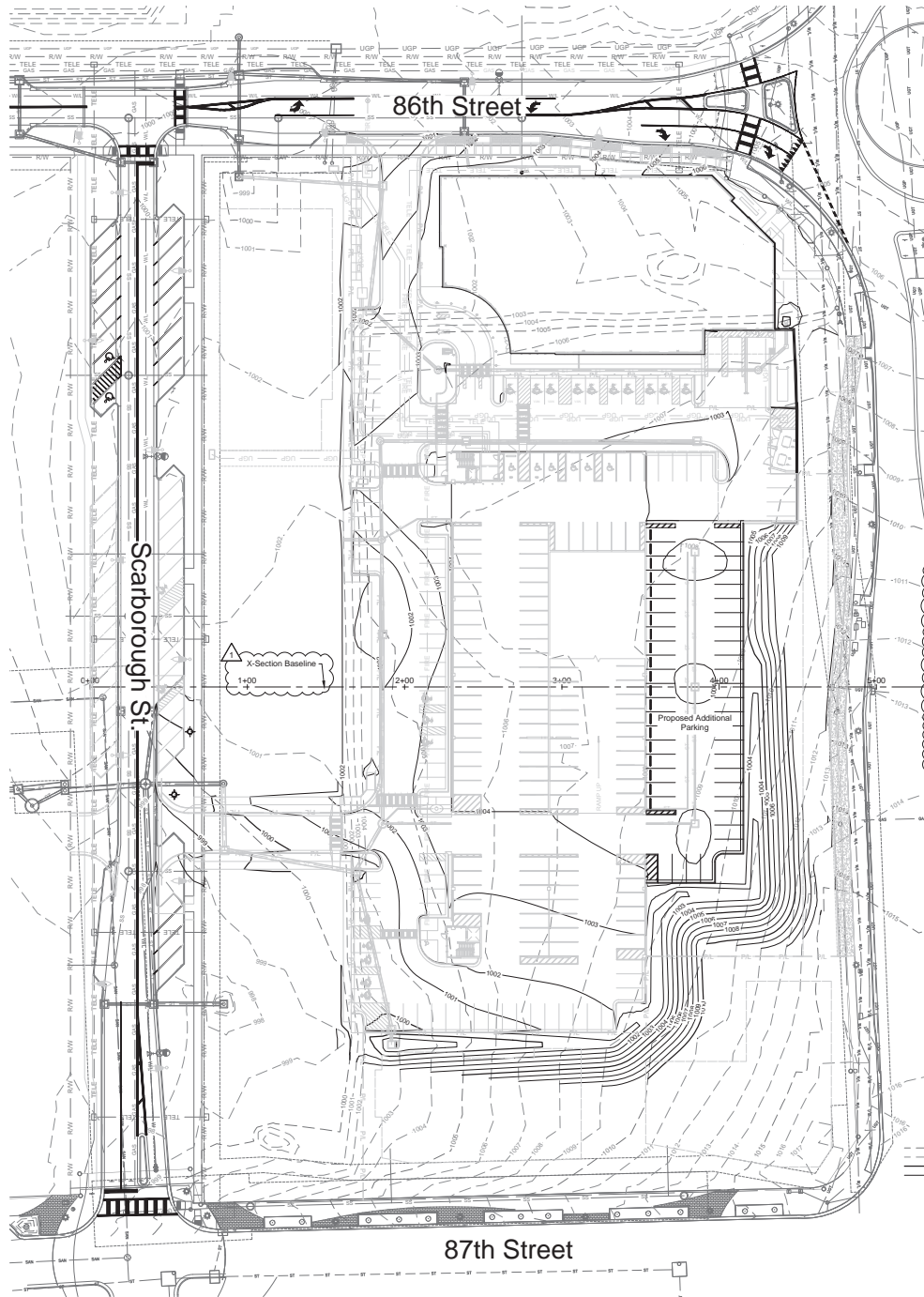
REVISION DATES:
1. CITY COMMENTS APR 21 2025

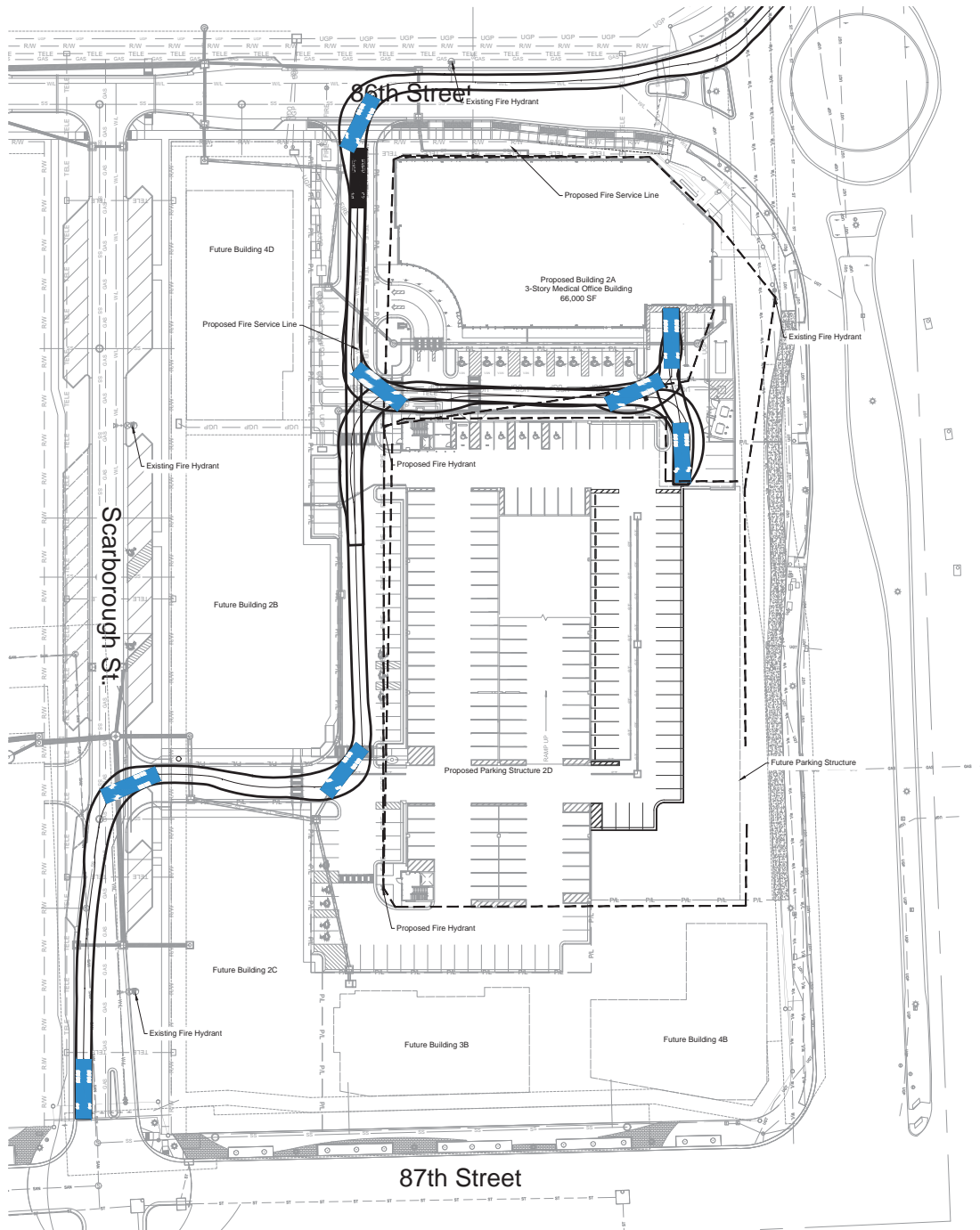
PROFESSIONAL SEAL

C05

ISSUE DATE: MARCH 31, 2025
HOEFER WELKER # 124043

Grading Plan





Vehicle library: EMERGENCY_AASHTO
 Name: Fire Vehicle - Aerial Platform
 Width [ft]: 10.007
 Height [ft]: 11.175
 Front track [ft]: 9.514
 Back track [ft]: 9.514
 Total vehicle length [ft]: 39.600
 Average steering angle: 34.000°
 Turn time (sec): 6.0
 Turning radius (curb to curb) [ft]: 39.529
 Turning radius (wall to wall) [ft]: 44.411

LEGEND
 --- Fire Hose 300' Max



HOEFER WELKER
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 www.hoeferwelker.com
company@hoeferwelker.com

Renaissance
 Infrastructure
 Consulting

ADVENTHEALTH LCC - GARAGE
 16855 W. 86TH STREET
 LENEXA, KS 66219

REVISION DATES:
 1. CITY COMMENTS APR 21 2025

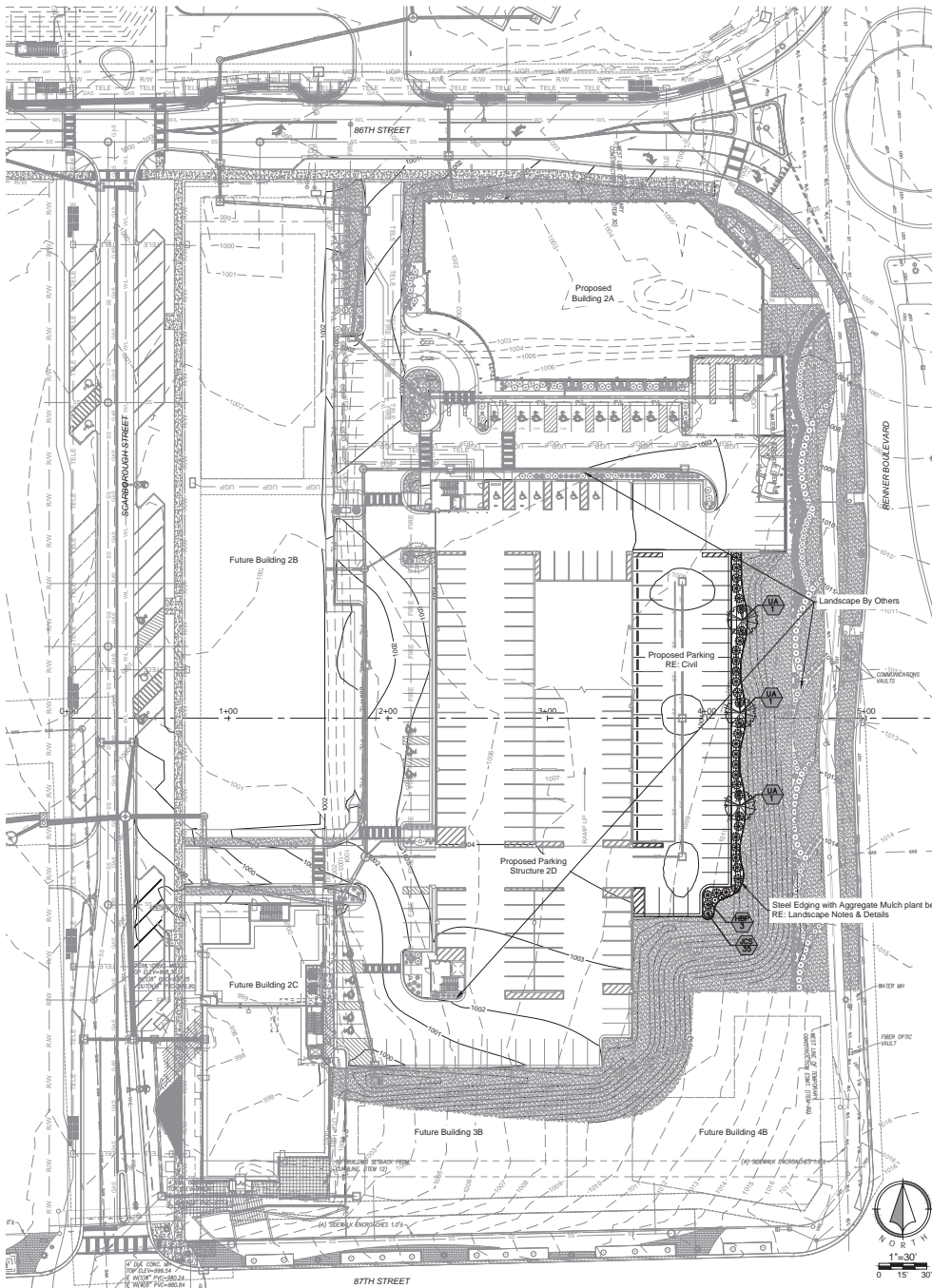
PROFESSIONAL SEAL

C06

ISSUE DATE: MARCH 31, 2025
 HOEFER WELKER # 124043

Fire Protection Plan

FINAL DEVELOPMENT PLANS



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	UA	Ulmus parvifolia 'Ales' / Ales' Lacebark Elm	B&B, 2" Cal.	3
SHRUBS				
	HBP	Hydrangea paniculata 'L'YOBO' TM / Bobo Panicle Hydrangeas	3 Gal.	3
EVERGREEN SHRUBS				
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	35



Free Standing Transformer



Against Wall



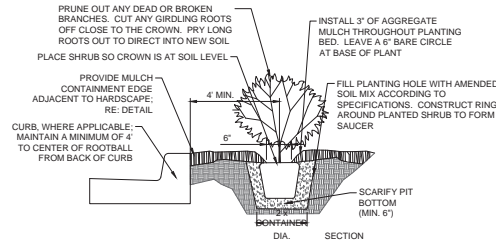
Free Standing Small Box



Clustered Boxes

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

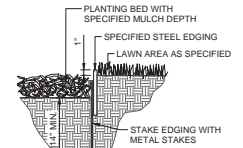
TYPICAL UTILITY BOX SCREENING DETAILS - NTS



NOTES:

1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS



NOTES:

1. EDGING PER SPECIFICATIONS. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
3. ALL JOINTS SHALL BE SECURELY STAKED.
4. FINISH SHALL BE POWDER COAT; COLOR: GREEN. CONTRACTOR SHALL SUBMIT COLOR SAMPLE TO OWNERS REPRESENTATIVE PRIOR TO PURCHASE.
5. CONTRACTOR SHALL LOCATE AND MARK ALL PLANT BED LOCATIONS PRIOR TO INSTALLATION OF STEEL FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

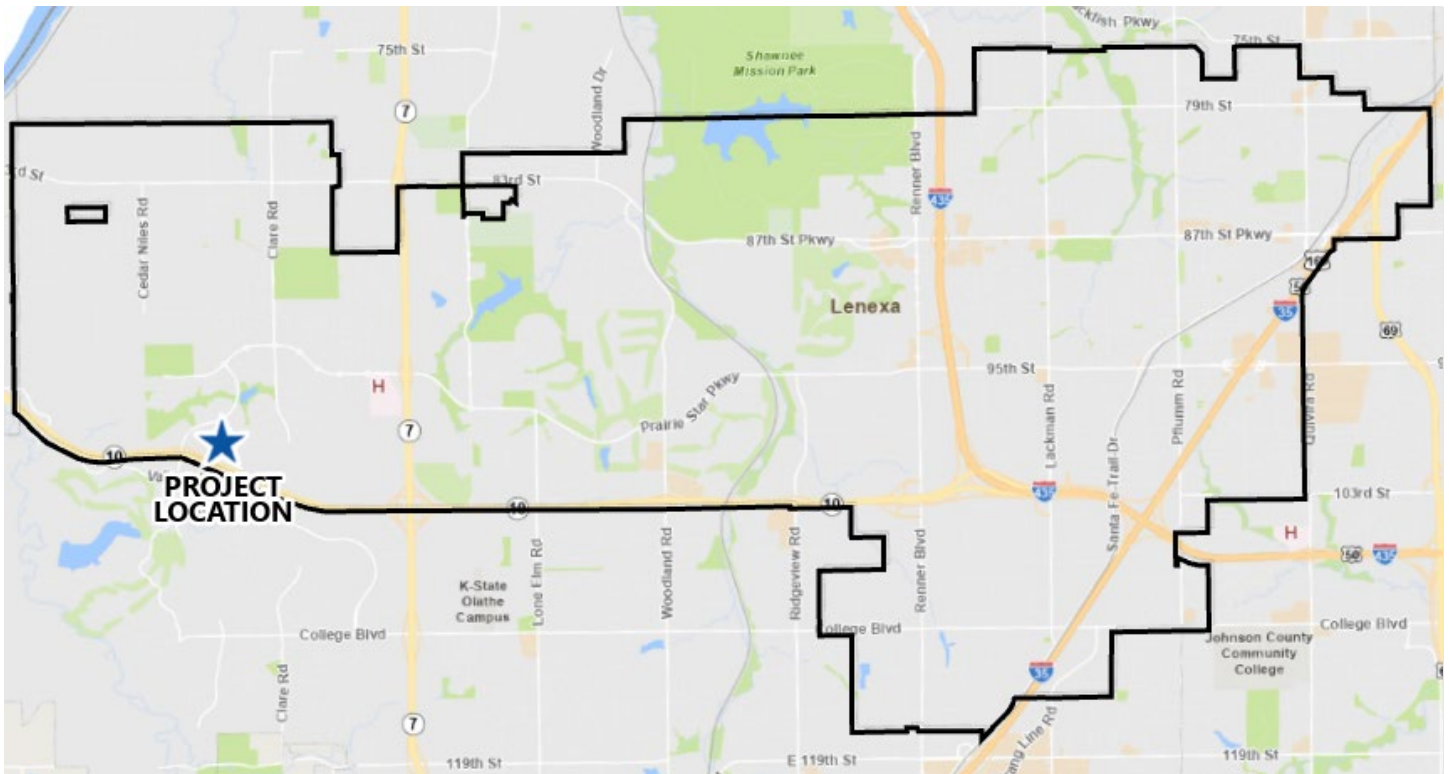
STEEL EDGING DETAIL - NTS

LANDSCAPE NOTES:

1. LOCATE AND FIELD VERIFY ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
2. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
3. ALL PLANT SPACING SHALL BE AS IDENTIFIED ON PLANS OR AS IDENTIFIED IN PLANT SCHEDULE
4. ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
5. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE PLANT QUANTITIES SHALL SUPERSEDE SCHEDULED QUANTITIES.
6. EXISTING TREES SHOWN TO REMAIN ARE TO BE SAVED AND PROTECTED AS INDICATED ON THE PLANS. ALL TREES TO BE REMOVED SHALL BE MARKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE REMOVAL.
7. ALL DISTURBED AREAS OUTSIDE OF LIMITS OF WORK SHALL BE RE-VEGETATED WITH TURF TYPE TALL FESCUE SEED BLEND. REPAIR ALL DISTURBED AREAS TO ORIGINAL CONDITION AND TO OWNER'S SATISFACTION.
8. ALL DISTURBED AREAS INSIDE THE LIMITS OF WORK SHALL BE SODDED WITH A TURF-TYPE TALL FESCUE GRASS SEED BLEND.
9. A FULLY AUTOMATED IRRIGATION SYSTEM IS TO BE DESIGNED BY LANDSCAPE CONTRACTOR AND INSTALLED IN AREAS OF NEW PLANTINGS. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. CONTRACTOR TO PROVIDE IRRIGATION SHOP DRAWINGS FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
12. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
13. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
14. ALL PLANTING BEDS AND NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
15. ALL TREES SHALL BE STAKED PER DETAIL.
16. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
17. ALL PLANTING BEDS AND TREE DISHS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE TUPERSAN OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
18. CONTRACTOR SHALL WARRANTY ALL LANDSCAPE WORK AND PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK OF THE OWNER.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL UNTIL THE COMPLETION OF THE PROJECT AND ACCEPTANCE OF THE OWNER.
20. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING THE NEXT NORMAL PLANTING SEASON.
21. ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE ROT O NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.
22. ALL PLANT MATERIALS SHALL BE SPECIMEN QUALITY STOCK & SIZE AND SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014, OR MOST RECENT EDITION, FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL, ROOT SYSTEM.
23. SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
24. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
25. PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL WEEDS FROM THE PROJECT PRIOR TO PLANTING. CONTROL OF WEEDS DURING CONSTRUCTION AND PLACEMENT OF TUPERSAN PRE-EMERGENT OR APPROVED EQUAL OVER THE TOP OF MULCH OF ALL LANDSCAPE BEDS.
27. INDEPENDENT OF NUMERIC QUANTITIES ON DRAWINGS OR IN THE PLANT SCHEDULE, DETERMINE THE PLANT MATERIAL QUANTITIES REQUIRED BY THE PLANS. SPACE PLANT MATERIALS AS SHOWN ON PLANS AND INDICATED IN PLANT SCHEDULE. PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES AND SIZES SHALL BE THE MINIMUM INDICATED ON THE PLANT SCHEDULE OR LARGER. INSTALLATION OF LARGER PLANTS AT NO ADDITIONAL COST TO OWNER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANLA "STANDARDS FOR NURSERY STOCK".
28. PRIOR TO INSTALLATION, DEMARCATE LAYOUT OF ALL PLANTING BEDS, SEED AREAS, AND INDIVIDUAL TREES FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE. INCLUDE PERENNIAL GROUPINGS BY SPECIES FOR INTERNAL BED LAYOUTS. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. THE OWNER'S REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAY MAKE MINOR ADJUSTMENTS AS NECESSARY. SUCH ADJUSTMENTS WILL BE AT NO ADDITIONAL COST TO THE OWNER.
29. SODDING APPLIES TO ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES EVEN IF ACTIVITIES EXTEND BEYOND THE APPROXIMATED SODDING LIMITS INDICATED ON THE DRAWINGS. REPAIR ANY DISTURBED AREAS TO THE SAME CONDITION AS ORIGINALLY FOUND AND TO THE OWNER'S SATISFACTION. IN AREAS WHERE LAWN IS DISTURBED BEYOND THE LIMITS OF CONSTRUCTION, REPLACE LAWN WITH NEW LAWN SOD (INCLUDING TOPSOIL AND SOD) AT NO ADDITIONAL COST TO THE OWNER. REFER TO SPECIFICATIONS FOR SEED MIXES.
30. DOUBLE SHREDDED HARDWOOD MULCH PLANTING BEDS PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND. KEEP MULCH 4 INCHES FROM TREE TRUNKS AND SHRUB CROWNS.
31. REFER TO CIVIL DRAWINGS FOR LIMITS OF EROSION CONTROL MEASURES.
32. LEGALLY DISPOSE OF DEBRIS ASSOCIATED WITH PLANTING OFF-SITE.
33. THE CITY OF LENEXA PARKS AND RECREATION DIRECTOR SHALL DECIDE WHEN STREET TREES ARE PLANTED WHICH SHALL GENERALLY BE THE FIRST APPROPRIATE PLANTING SEASON AFTER THE DANGER OF CONSTRUCTION RELATED DAMAGE HAS PASSED.
34. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS TO LAKE OF COORDINATION FOR THIS ACTIVITY.
35. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.

CEDAR CANYON WEST ATTACHED VILLAS

Project #:	PT25-05F	Location:	Southwest corner of 99 th Street and 100 th Street
Applicant:	Dan Foster, Schlagel Associates	Project Type:	Final Plat
Staff Planner:	Noah Vaughan	Proposed Use:	Duplex



PROJECT SUMMARY

The applicant seeks approval of a final plat for Cedar Canyon West Attached Villas, a proposed duplex subdivision in the Cedar Canyon West development at the southwest corner of 99th Street and 100th Street, east of Canyon Creek Boulevard. The subdivision will be a portion of Tract 3 included in the originally approved 2022 Rezoning and Concept Plan for Cedar Canyon West. A total of 20 lots (40 total dwelling units) are proposed on the 7.68-acre subject property. The site will gain access from two points off 100th Street from the east and west sides of the site onto the internal road of the subdivision, 99th Place. The plat includes a deviation for a 4-foot reduction to the rear yard setback for Lot 12, a reduction from 20 feet to 16 feet. This deviation was approved during the original preliminary plan and plat stage. The proposed final plat is consistent with the approved preliminary plat (PL24-04P), which was approved by the Governing Body on August 20, 2024, including the deviation request. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

This site is a 7.68-acre undeveloped tract of land located at the southwest corner of the intersection of 99th Street and 100th Street. The site is part of a regional rezoning and concept plan for 112 acres of land approved in February 2023 (RZ22-09 and PL22-04CP). This rezoning and concept plan included five zoning districts for the land bordered by Canyon Creek Boulevard on the west and future Clare Road on the east, K-10 Highway on the south and 99th Street on the north. The rezoning changed the zoning district of the subject parcel from AG (Agricultural District) to RP-2 (Intermediate-Density Planned Residential District).

Following the rezoning and concept plan, a preliminary plan and plat was submitted in 2024 for the subject property proposing the 20-lot layout with 40 dwelling units, consisting of one duplex per lot (PL24-04P). The preliminary plat contains three tracts and one approved deviation for a reduction to the rear structural setback on Lot 12 of the proposed subdivision.

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

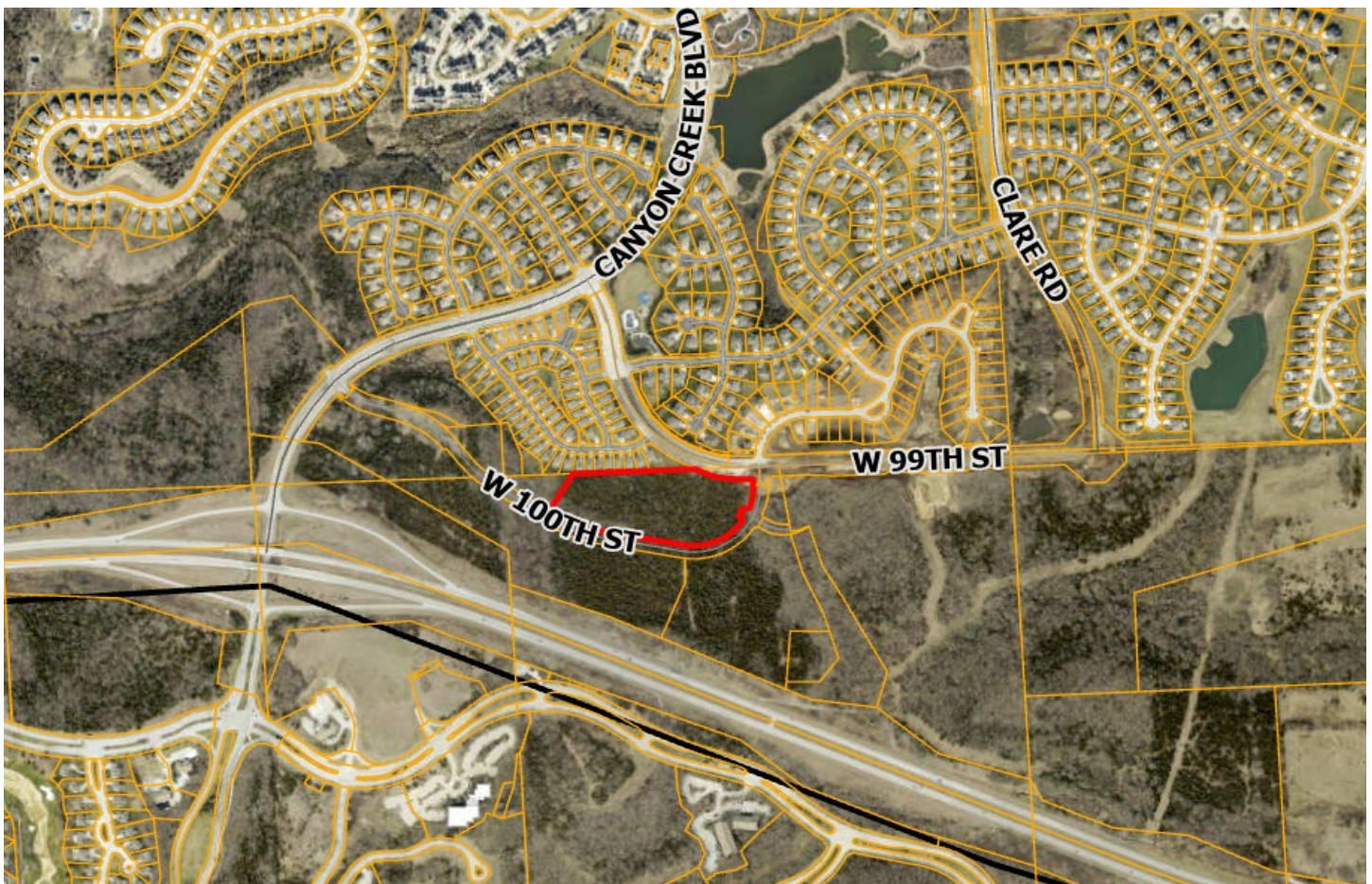


Exhibit 1: Aerial Image of Subject Site

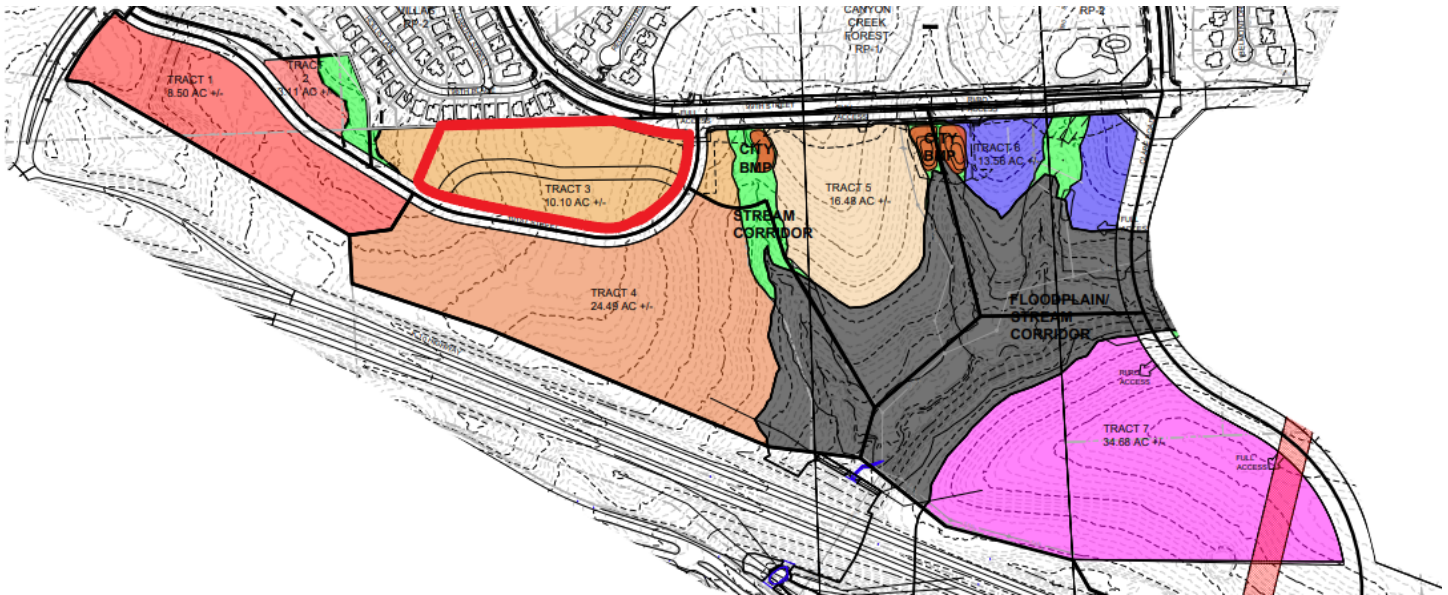
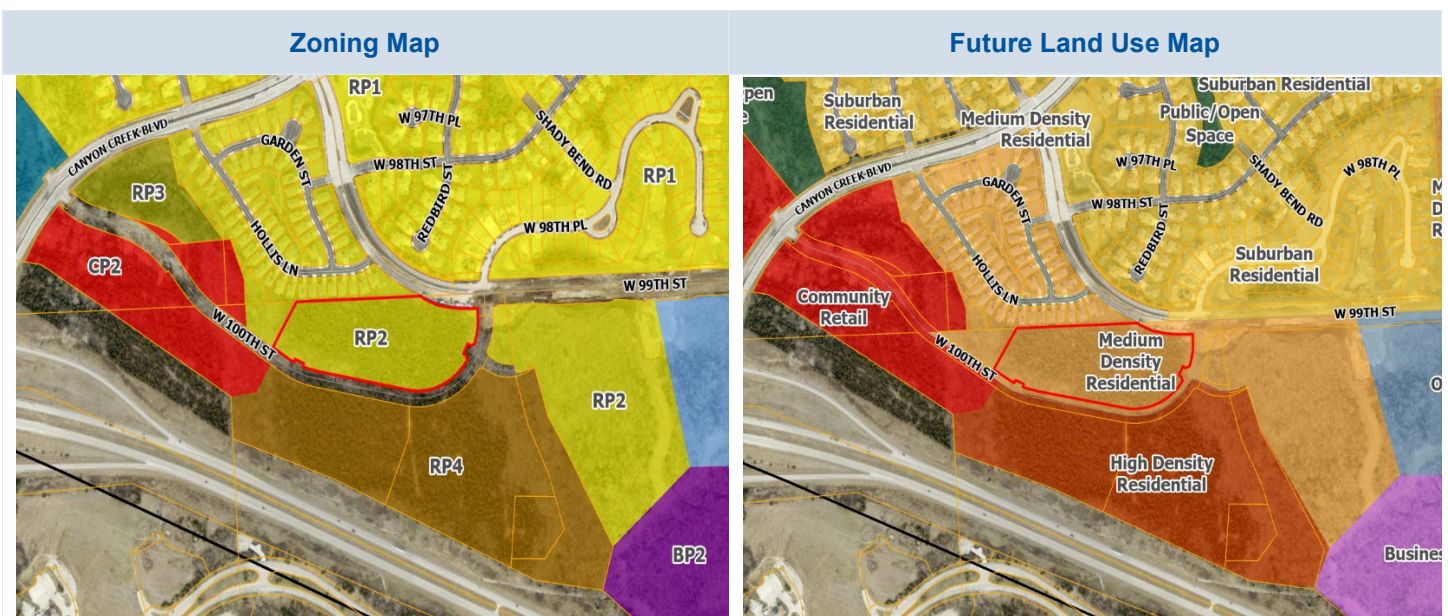


Exhibit 2: Portion of Tract 3 to be developed from PT25-05F, Outlined in Red

LAND USE REVIEW

The proposed use is a duplex residential subdivision. Three tracts to be owned by the Homeowners' Association will be included with this final plat: Tracts "A", "B", and "C". All tracts will be dedicated and used for open space, while Tract "B" will additionally be used for Land Use Intensity buffer and stormwater treatment. Tracts "B" and "C" will contain waterline and utility easements, and Tract "B" will additionally contain a portion of a sidewalk easement.



The Future Land Use designation for the parcel is Medium Density Residential, which matches the proposed development's intended use and existing zoning. The property has adjacent single-family residential development to the north, which is designated for Medium Density Residential and Suburban Residential development. The adjacent properties to the south, east, and west were all rezoned with the rezoning and concept plan for the overall Cedar Canyon West development for different intended uses. The properties to the west (contained within Tracts 1 & 2) were rezoned to CP-2, Planned Community Commercial District, to extend the area already zoned in this district for future commercial development in Cedar Canyon. The area to the south was rezoned to RP-4, Planned Residential (High-Density) District, and a portion of this property is being developed with multifamily at this time. The properties to the east were rezoned to RP-2, BP-2, and CP-O in order to introduce additional multifamily residential, office, and business park uses in this area of the Cedar Canyon West development.

TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Medium Density Residential	RP-2, Planned Residential (Intermediate-Density) District	Undeveloped
North	Suburban Residential, Medium Density Residential	RP-1, Planned Residential (Low-Density) District	Single-Family Residential
South	High Density Residential	RP-4, Planned Residential (High-Density) District	Undeveloped and multifamily under construction
East	Medium Density Residential, Office, Warehousing	RP-2, Planned Residential (Intermediate-Density) District, BP-2, Planned Manufacturing District, CP-O, Planned General Office District	Undeveloped
West	Community Retail	RP-3, Planned Residential (Medium-High Density) District, CP-2, Planned Community Commercial District	Undeveloped

FINAL PLAT REVIEW

This is a final plat of 20 duplex lots on 7.68 acres and is a part of the Cedar Canyon West development, for which a preliminary plan/plat was approved in August 2024 (PL24-04P).

Street development includes the construction of 99th Place, which is a public street and is the internal road of the subdivision, as well as portions of 99th Street, which will serve as a connection to 100th Street. 100th Street was created in 2023 through preliminary and final plat processes to establish a connection between 99th Street and Canyon Creek Boulevard.

Stormwater management remains consistent with as it was approved in the overall approved preliminary plan. An existing off-site basin, located just to the west in adjacent Tract A, will receive and appropriately release the majority of the site, with one additional new basin on the east end of the site, in Tract B, being added to address that portion of the site that flows easterly away from the existing basin.

All lots of the proposed subdivision will contain 10' utility easements, 15' landscape easements, and 25' build lines. Lots 13-20 will additionally contain a 20' sewer easement. A 15' drainage easement is additionally dedicated within portions of Lots 18, 19, and 20. Tract B contains a 12' wide sidewalk easement in addition to utility and waterline easements that will exist on both Tracts B and C.

Staff notes that the plans depict a 30' front build line for Lots 1-4. Staff recently requested that the applicant update the plat to reflect all lots having a 25' front build line. Some plan sheets included within this packet have not been updated to reflect the 25' build line for Lots 1-4, but those plans will be updated at building permit stage.

Dedications for the right-of-way and easements on the plat are reflected in Table 2. Table 3 shows the purposes of each tract on the plat. The locations of each tract are shown in Exhibit 3 below. The plat will need a revision before recording that would indicate that tract maintenance would fall under homeowner responsibility if no HOA is established.

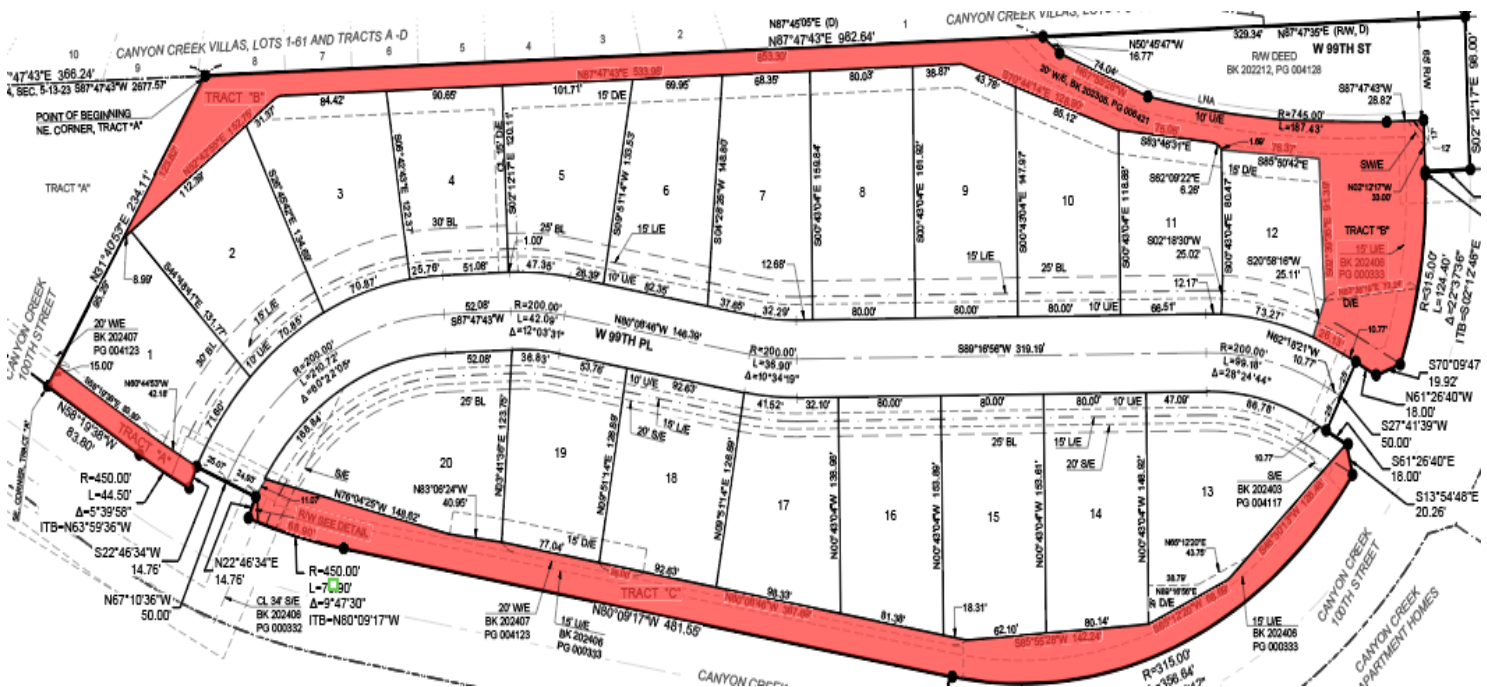


Exhibit 3: Subject plat with tracts outlined in red.

Table 2: Plat Dedications

Type of Dedication	Dedicated to
Rights-of-Way	City of Lenexa
Utility Easement	City of Lenexa
Drainage Easement	City of Lenexa
Landscape Easement	City of Lenexa
Sewer Easement	Johnson County Wastewater
Sidewalk Easement	City of Lenexa

Table 3: Tract Purposes

Tract	Purpose
A	Open Space
B	LUI Buffer, Open Space, Stormwater Treatment
C	Open Space

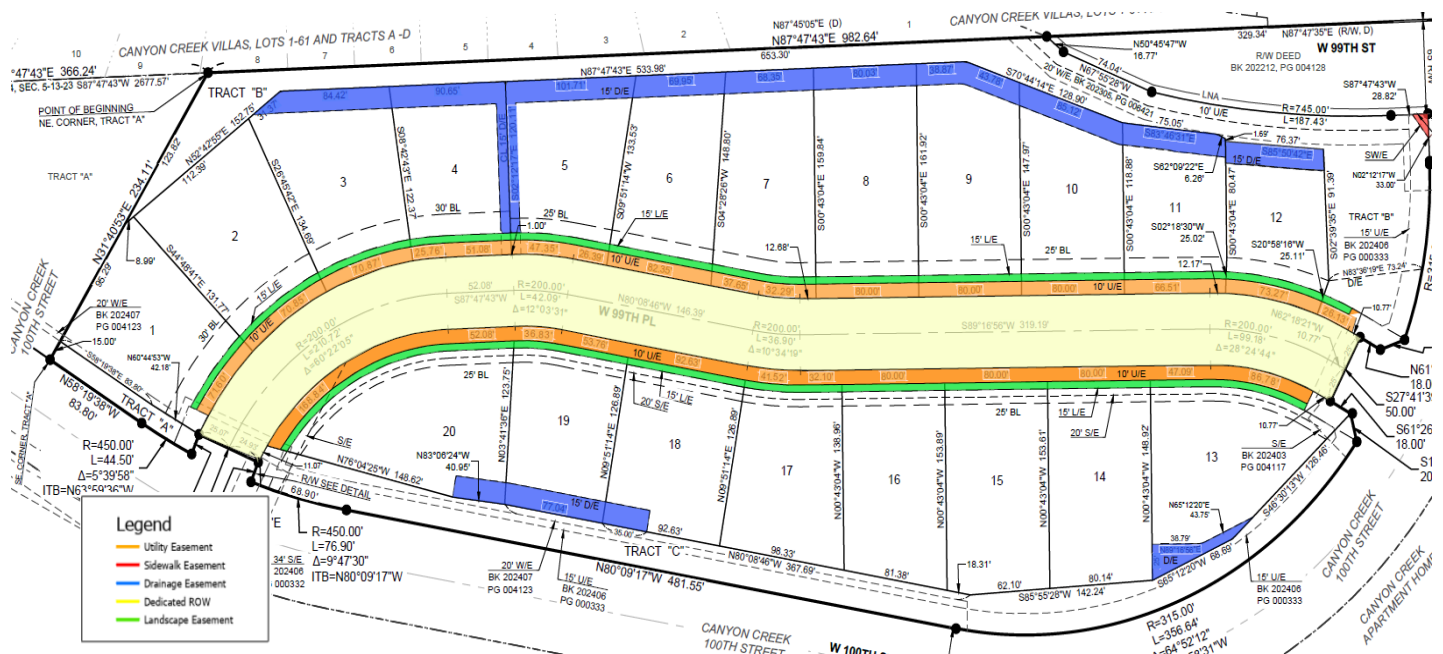


Exhibit 4: Easements in Cedar Canyon West Attached Villas.

DEVIATIONS

A 4-foot deviation from the rear setback requirement for Lot 12 was approved by the Planning Commission and Governing Body during the preliminary plat process. The code requirement is 20 feet, and the deviation reduced the setback to 16 feet and is shown in Exhibit 5.

The preliminary plan (PL24-04P) designated 30' build lines for Lots 1-4 in order to meet lot width requirements; however, Staff has requested that the final plat reflect the correct 25' build line to be consistent with the minimum front yard setback requirement within the RP-2 Zoning District per [Section 4-1-B-7](#) of the UDC. To accomplish this, a new 1-foot deviation for lot width is requested for Lots 1-4. This deviation is shown in Exhibit 6. Information for both deviation requests is detailed in Table 4.

TABLE 4: DEVIATION REQUESTS

Deviation Type	Lots	Code Requirement	Proposed	Deviation Request
Rear Setback	12	20 feet	16 feet	- 4 feet
Lot Width	1-4	80 feet	79 feet	- 1 foot

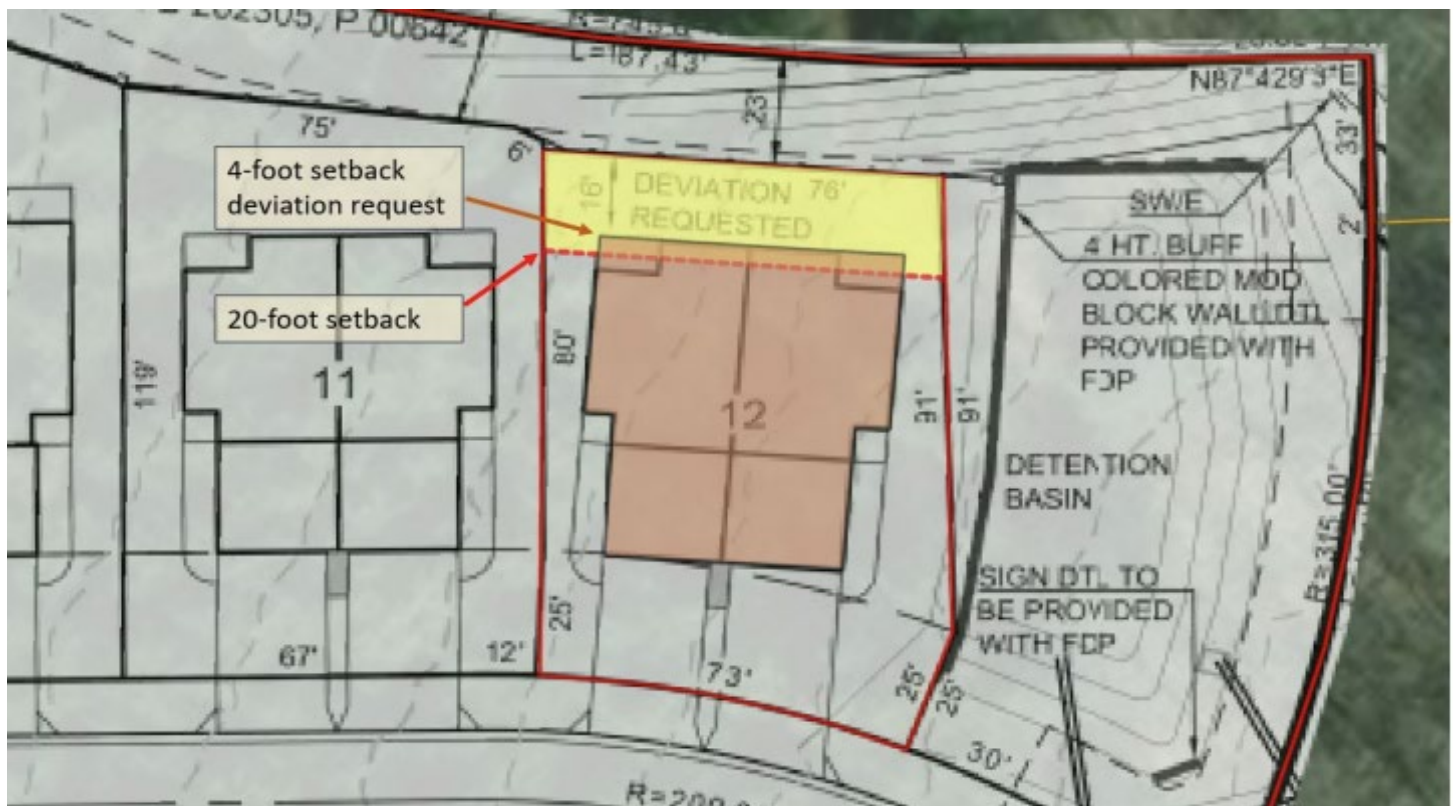


Exhibit 5: Setback Deviation requested for Lot 12 of the development.

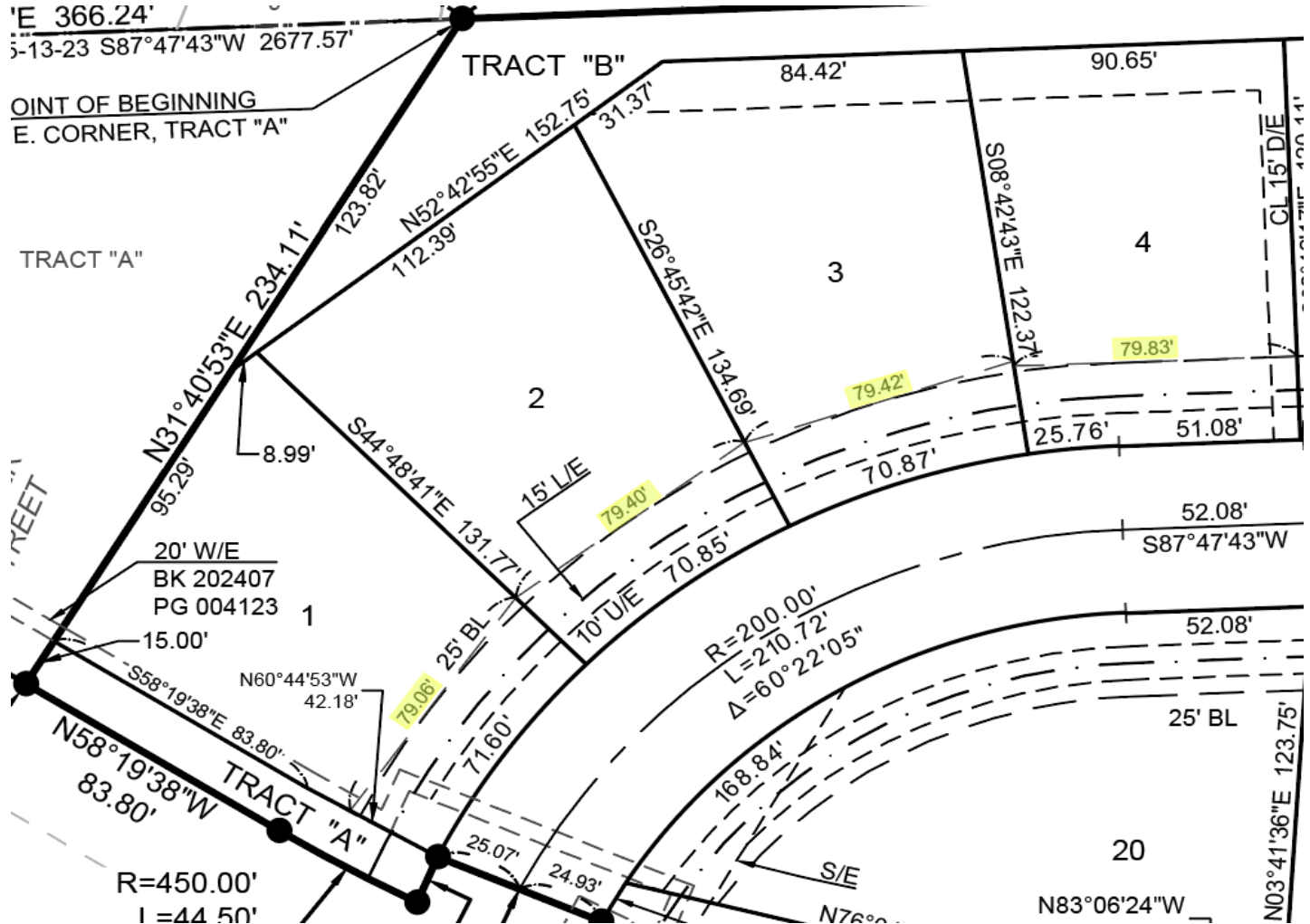


Exhibit 6: Lot width deviation requested for Lots 1-4 of the development.

NEXT STEPS

- This project 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 by the City Council on May 20, 2025.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant should inquire about additional City requirements, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Final Plat for Cedar Canyon Attached Villas.**

- This is a final plat of 20 lots and three tracts in the RP-2 Zoning District.
- The proposed use of the land is for duplex residential development.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** and ***Strategic Community Investment*** to create ***Vibrant Neighborhoods***.

FINAL PLAT

Staff recommends **approval** of the final plat for PT25-05F – **Cedar Canyon West Attached Villas** at the southwest corner of 99th Street and 100th Street, for a residential duplex subdivision with the lot width deviation noted in the deviations section of the Staff Report.



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

Cedar Canyon West Attached Villas Final Plat

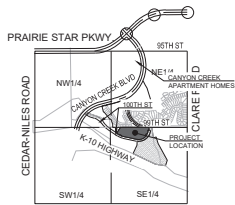


Cedar Canyon West Attached Villas Narrative

March 28, 2025

The RP-2 site is located on the southwest corner of 99th Street and 100th Street. Two full access points to 100th Street (collector) on the east and west of the site. Both access points align with other proposed roads and drive aisles. Access to 100th Street collector street that provides an alternative direct access to Canyon Creek Boulevard. The proposed project has 20 lots (40 units) and generally the same layout as the layout on the approved preliminary development plan for this parcel. The density proposed is 5.15 du/ac which is below the 8 du/ac maximum allowed by code. The lot size and setbacks meet the code requirements. A deviation to allow a reduction of the rear yard setback for lot 12 was granted with the preliminary development plan. A 15' buffer tract has been provided along the north boundary adjacent to the RP-2 neighborhood as required by the code and includes existing trees to be preserved and proposed trees to be planted with this project. Buffer tracts are also provided along both 99th Street and 100th Street that include the code required landscape.

FINAL PLAT OF
CEDAR CANYON WEST ATTACHED VILLAS
PART OF THE SE. 1/4 OF SEC. 05-13-23, IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

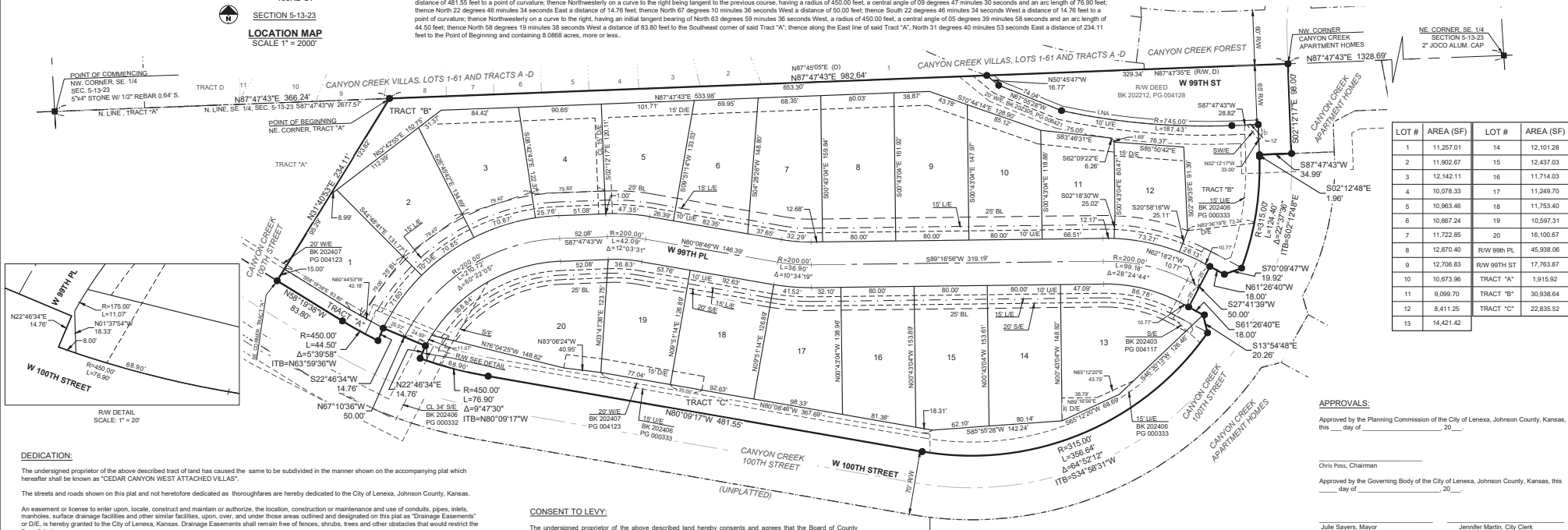


SECTION 5-13-23
LOCATION MAP
SCALE 1" = 2000'

DESCRIPTION:

All that part of the Southeast One-Quarter of Section 5, Township 13 South, Range 23 East in the City of Lenexa, Johnson County, Kansas, as described by Aaron T. Reuter, Kansas PS-1429, of Schlager, Kansas LS-54, on April 14, 2025, as follows:
Commencing at the Northwest corner of the Southeast One-Quarter of said Section 5, said point being on the North line of Tract "A", "CANYON CREEK 100TH STREET", a subdivision in the said City of Lenexa and the Westerly extensions of the South lines of "CANYON CREEK VILLAS, LOTS 1-61 AND TRACTS A-D" and "CANYON CREEK FOREST", both subdivisions in the said City of Lenexa; thence along the North line of the said Southeast One-Quarter, the North line of said Tract "A" and the Easterly extension thereof and the South lines of said "CANYON CREEK VILLAS, LOTS 1-61 AND TRACTS A-D" and "CANYON CREEK FOREST" and their Westerly extension thereof, North 87 degrees 47 minutes 43 seconds East 368.24 feet to the Northeast corner of said Tract "A" and the Point of Beginning; thence continuing along said North line of the said Southeast One-Quarter, North 87 degrees 47 minutes 43 seconds East a distance of 982.64 feet to the Northwest corner of "CANYON CREEK APARTMENT HOMES", a subdivision in the said City of Lenexa; thence along the West line of said "CANYON CREEK APARTMENT HOMES" South 02 degrees 12 minutes 17 seconds East, a distance of 98.00 feet to a point on the Northerly right of way line of West 100th Street as now established in said "CANYON CREEK 100TH STREET"; thence along said Northerly right of way line the following sixteen courses, South 87 degrees 47 minutes 43 seconds West, a distance of 34.89 feet; thence South 02 degrees 12 minutes 48 seconds East a distance of 1.96 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 315.00 feet, a central angle of 22 degrees 37 minutes 36 seconds and an arc length of 124.40 feet; thence South 70 degrees 09 minutes 47 seconds West a distance of 19.92 feet; thence North 81 degrees 40 minutes 40 seconds West a distance of 18.00 feet; thence South 27 degrees 41 minutes 39 seconds West a distance of 50.00 feet; thence South 61 degrees 26 minutes 40 seconds East a distance of 16.00 feet; thence North 13 degrees 54 minutes 48 seconds East a distance of 20.26 feet to a point of curvature; thence on a curve to the right, having an initial tangent bearing of South 34 degrees 58 minutes 31 seconds West, a radius of 315.00 feet, a central angle of 54 degrees 52 minutes 12 seconds and an arc length of 356.54 feet; thence North 80 degrees 59 minutes 17 seconds West a distance of 481.55 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 450.00 feet, a central angle of 09 degrees 47 minutes 30 seconds and an arc length of 76.90 feet; thence North 22 degrees 46 minutes 34 seconds East a distance of 14.76 feet; thence North 67 degrees 10 minutes 36 seconds West a distance of 50.00 feet; thence South 22 degrees 46 minutes 34 seconds West a distance of 14.76 feet to a point of curvature; thence Northwesterly on a curve to the right, having an initial tangent bearing of North 63 degrees 59 minutes 36 seconds West, a radius of 450.00 feet, a central angle of 65 degrees 39 minutes 58 seconds and an arc length of 44.50 feet; thence North 58 degrees 19 minutes 38 seconds West a distance of 83.80 feet to the Southeast corner of said Tract "A"; thence along the East line of said Tract "A", North 31 degrees 40 minutes 53 seconds East a distance of 234.11 feet to the Point of Beginning and containing 8.0868 acres, more or less.

DEVIATION TYPE:	LOTS:	DEVIATION REQUEST:	CODE REQUIREMENT:
REAR YARD SETBACK REDUCTION	LOT 12	4 ft.	20 ft.
FRONT LOT WIDTH REDUCTION AT BL	LOTS 1 THRU 4	1 ft.	80 ft.



LOT #	AREA (SF)	LOT #	AREA (SF)
1	11,257.01	14	12,101.28
2	11,902.67	15	12,437.03
3	12,142.11	16	11,714.03
4	10,078.33	17	11,249.70
5	10,963.46	18	11,753.40
6	10,687.24	19	10,597.31
7	11,722.85	20	16,100.87
8	12,870.40	R/W 99th PL	45,938.06
9	12,706.83	R/W 99th ST	17,763.87
10	10,673.96	TRACT "A"	1,915.92
11	9,099.70	TRACT "B"	30,938.64
12	8,411.25	TRACT "C"	22,835.52
13	14,421.42		

APPROVALS:

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 Sayers, Mayor

Jennifer Martin, City Clerk

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 "CEDAR CANYON WEST ATTACHED VILLAS".

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 Easements" 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 "S/E" 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 Wastewater of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation 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 "U/E" 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 "U/E" that crosses or intersects with a "Drainage Easement" or "D/E".

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

A Landscape Easement or "L/E" is hereby dedicated to the City of Lenexa, Johnson County, Kansas. Maintenance of this "L/E" shall be the responsibility of the property owner.

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 "S/W/E" 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 "U/E" that crosses or intersects with a "S/W/E".

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 absolved except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

RESTRICTIONS:

Tracts "A", "B" and "C" are to be owned and maintained by the Homeowners Association that serve this plat and are to be used for open space.

Tract "B" is to be used for bui buffer open space and storm water treatment. Stormwater facilities within Tract "B" are to be maintained by the Homeowners Association. There shall be no direct access to 99th Street from Tract "B". Show herein as Lots of No Access or "LNA".

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 said 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 _____, _____, caused this instrument to be executed, this day of _____, 202__.

By:

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____)

BE IT REMEMBERED that on _____ day of _____, 202__, before me, the undersigned, a Notary Public in and for said County and State, came _____ of _____

foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

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

Notary Public

My Commission Expires:

Print Name

BASIS OF BEARINGS:

THE PLAT OF "CANYON CREEK 100TH STREET"
N. LINE, SE. 1/4, SEC. 5-13-23
BEARING N87°47'43"E

LEGEND:

- FOUND MONUMENT
- FOUND 1/2" REBAR WITH KSL5 54 CAP

- BL - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- LNA - LANDSCAPE EASEMENT
- L/E - LIMITS OF NO ACCESS
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- S/W/E - SIDEWALK EASEMENT
- W/E - WATER LINE EASEMENT
- U/E - UTILITY EASEMENT
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND ROW LINES

SURVEYOR'S NOTES:

- Subject property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain. FIRM Map No. 200912004G revised August 3, 2008.
- Bearings and dimensions match the adjacent plat of "CANYON CREEK 100TH STREET", "CANYON CREEK VILLAS, LOTS 1-61 AND TRACTS A-D", "CANYON CREEK FOREST" and "CANYON CREEK APARTMENT HOMES". Bearings that do not match deeded (D) property are shown herein.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 2-11-2025. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor
KSL# LS-1429



DATE 04/14/2025
DRAWN BY JMT
CHECKED BY SCH
PROJ. NO. 25-012

FINAL PLAT OF
CEDAR CANYON WEST
ATTACHED VILLAS
SHEET NO. 1



SHADE TREES

 — *A.*
 — *T.*

ORNAMENTAL TREES

 — *A.*
 — *S.*

EVERGREEN TREES

 — *J.*
 — *J.*
 — *J.*

SHRUBS

 — *C.*
 — *P.*
 — *P.*
 — *P.*

NOTES

- [illegible]



NOT FOR CONSTRUCTION

DRAWN BY:	REVISION DATE	DESCRIPTION
DOF	2022	
CHECKED BY:	2022	
DOF	2022	
DATE PREPARED	2022	
2023/01/24	2022	
PROJ. NUMBER	2022	

FINAL
LANDSCAPE
PLAN

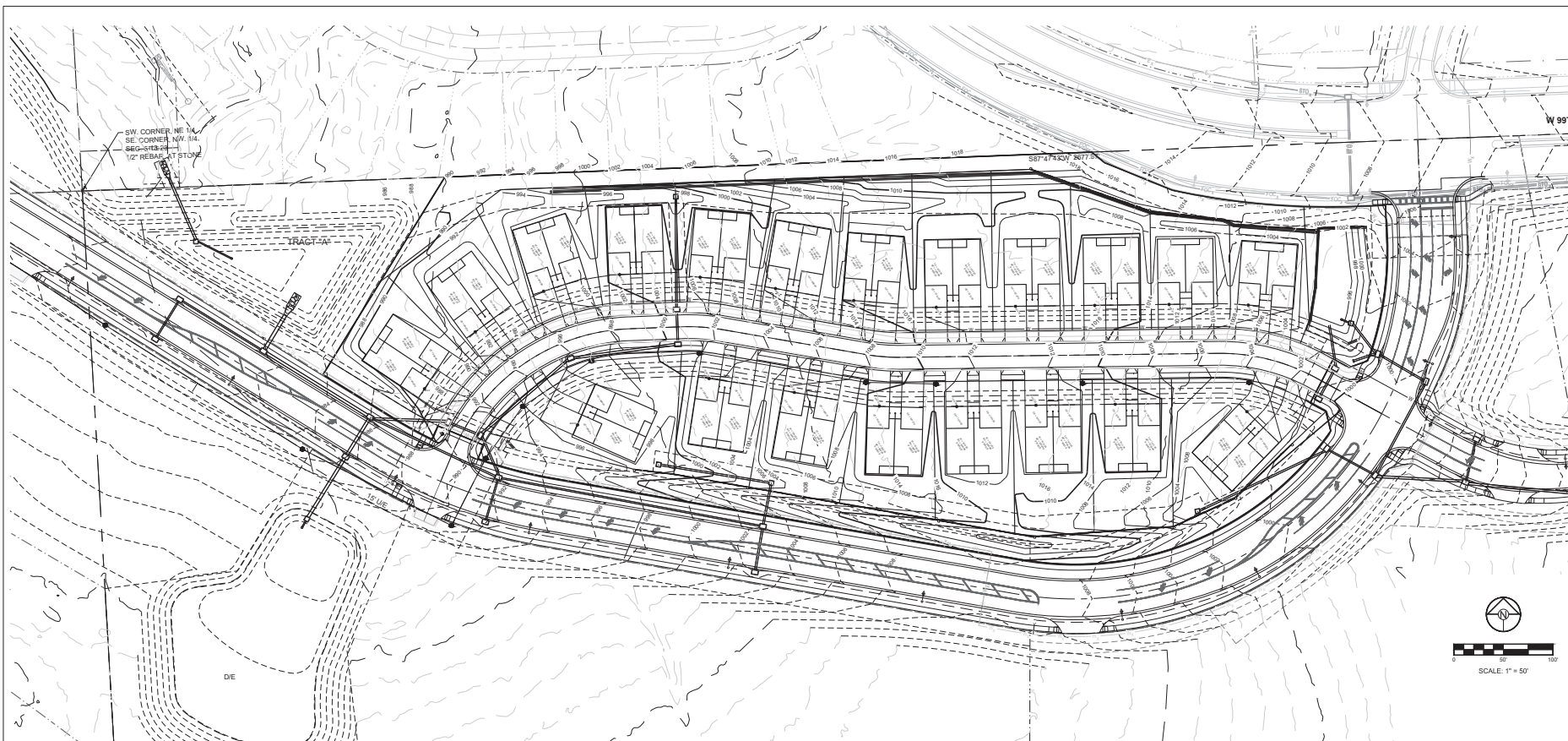
SHEET

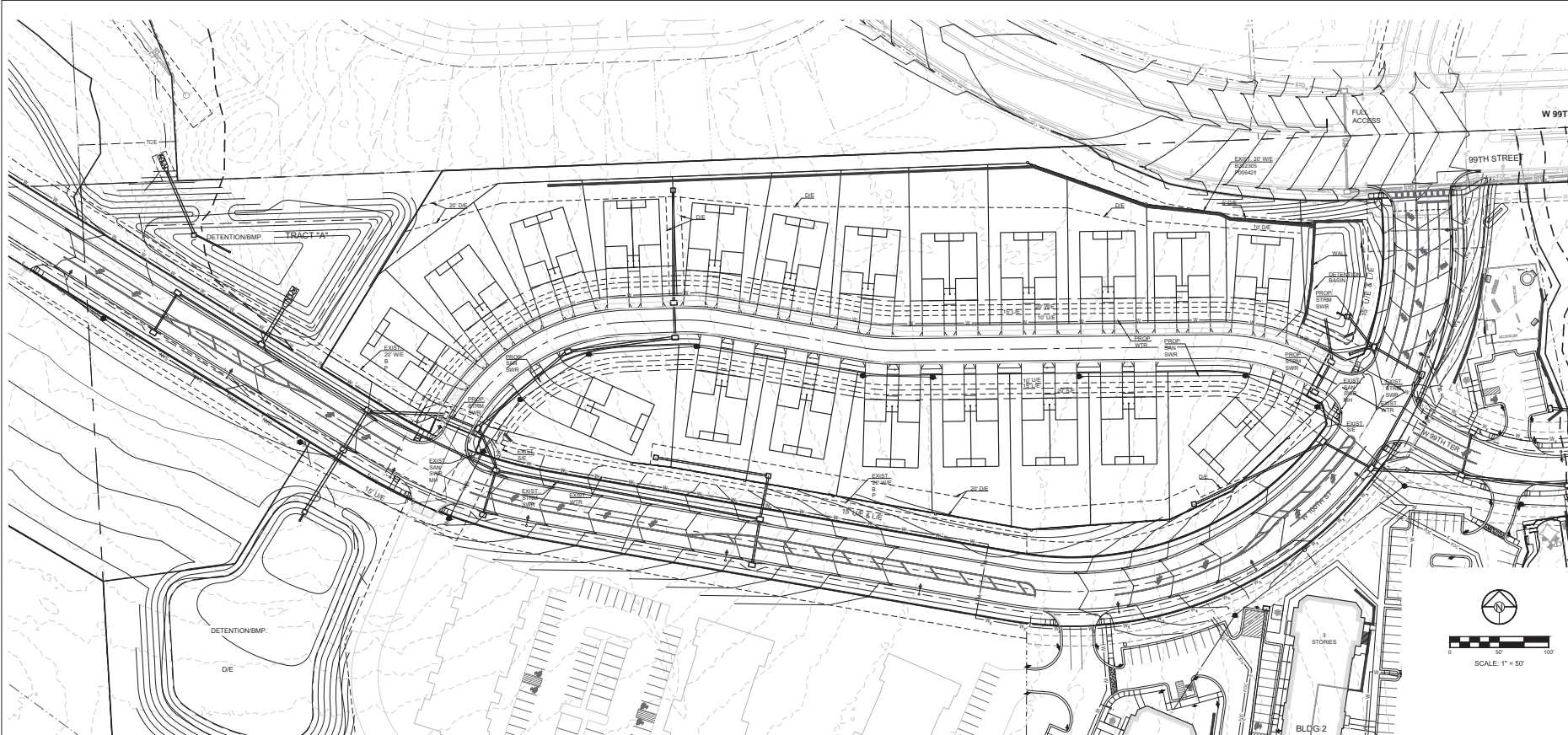
L1.0

PREPARED BY:

SCHLAGEI & ASSOCIATES P.A.

CEDAR CANYON ATTACHED VILLAS
FINAL DEVELOPMENT PLAN & PLAT
100TH STREET AND 99TH PLACE
LENEXA, KANSAS





RP-2 WEST
Part of the Southeast One-Quarter of Section 5, Township 13 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of the said Southeast One-Quarter; thence along the North line of the said Southeast One-Quarter, North 87 degrees 47 minutes 43 seconds East a distance of 366.24 feet to the Point of Beginning; thence continuing along said North line, North 87 degrees 47 minutes 43 seconds East, a distance of 653.30 feet, to a point on the Southern right-of-way of West 99th Street as recorded in book 202212 at page 004168; thence along said right-of-way for the following five courses, South 50 degrees 45 minutes 47 seconds East, a distance of 16.77 feet; thence South 67 degrees 55 minutes 28 seconds East, a distance of 74.04 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 77 degrees 47 minutes 24 seconds East, a radius of 745.00 feet, a central angle of 14 degrees 24 minutes 53 seconds and an arc length of 187.43 feet; thence North 37 degrees 47 minutes 43 seconds East, a distance of 28.82 feet; thence South 02 degrees 12 minutes 17 seconds East, a distance of 33.00 feet; thence South 02 degrees 12 minutes 48 seconds East, a distance of 1.96 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 315.00 feet, a central angle of 22 degrees 37 minutes 36 seconds and an arc length of 124.40 feet; thence South 70 degrees 09 minutes 47 seconds West, a distance of 19.82 feet; thence North 61 degrees 26 minutes 40 seconds West, a distance of 18.00 feet; thence South 27 degrees 41 minutes 59 seconds West, a distance of 50.00 feet; thence South 61 degrees 26 minutes 40 seconds East, a distance of 18.00 feet; thence North 13 degrees 54 minutes 48 seconds East, a distance of 20.38 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 34 degrees 58 minutes 31 seconds West, a radius of 315.00 feet, a central angle of 64 degrees 52 minutes 12 seconds and an arc length of 356.04 feet; thence North 30 degrees 09 minutes 17 seconds West, a distance of 431.50 feet to a point of curvature; thence along a curve to the right, being tangent to the previous course and having a radius of 450.00 feet, a central angle of 09 degrees 47 minutes 30 seconds and an arc length of 75.90 feet; thence North 22 degrees 46 minutes 34 seconds East, a distance of 14.76 feet; thence North 07 degrees 10 minutes 36 seconds West, a distance of 50.00 feet; thence South 22 degrees 46 minutes 34 seconds West, a distance of 14.76 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 63 degrees 59 minutes 36 seconds West, a radius of 450.00 feet, a central angle of 05 degrees 39 minutes 58 seconds and an arc length of 44.50 feet; thence North 58 degrees 19 minutes 38 seconds West, a distance of 83.80 feet; thence North 31 degrees 40 minutes 03 seconds East, a distance of 234.11 feet, to the Point of Beginning, and containing 7.8700 acres, more or less.

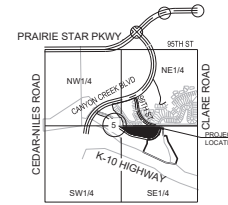
LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH KSL S 54 CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/ S-54 CAP UNLESS OTHERWISE NOTED
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- G/E - GAS LINE EASEMENT
- L/E - LANDSCAPE EASEMENT
- PVC - POLYVINYL CHLORIDE
- PL - PROPERTY LINE
- PUB/E - PUBLIC EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- ROW or RW - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- CURB & GUTTER
- CURB & GUTTER - EXISTING
- - - - - EXISTING LOT AND PROPERTY LINES
- - - - - EXISTING PLAT AND RW LINES
- - - - - PROPERTY LINES
- ROW - RIGHT-OF-WAY

- SANITARY SEWER MAIN
- SANITARY SEWER MAIN - EXIST.
- STORM SEWER
- STORM SEWER - EXISTING
- CABLE TV - EXISTING
- FIBER OPTIC CABLE - EXISTING
- TELEPHONE LINE - EXIST.
- F₄ - ELECTRIC LINE - EXISTING
- OHP₄ - OVERHEAD POWER LINE - EXIST.
- UG₄ - UNDERGROUND ELECTRIC - EX.
- G₄ - GAS LINE - EXISTING
- W₄ - WATERLINE - EXISTING
- W - WATERLINE
- L₄ - LIGHT - EXISTING
- EXISTING MANHOLE
- CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING AREA INLET
- EXISTING CURB INLET
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- EXISTING STORM MANHOLE

UTILITIES:

- Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.
- The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
- Contractor shall verify low-volts and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
- Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
- Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation.
- The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
- Trench spots shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, bees, brush etc. shall be properly disposed of offsite. Materials may be wasted onsite at the direction of the Owner or his appointed representative.
- All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best characteristics to determine the classification. Unit price quantities for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.



SECTION 5-13-23
LOCATION MAP
SCALE 1" = 200'

BASIS OF BEARINGS:
THE PLAT OF "CANYON CREEK FOREST"
S. LINE, NE 1/4, SEC 5-13-23
BEARING S87°47'43"E

NOT FOR CONSTRUCTION

SCHLAGEL

PLANNERS SURVIVORS LANDSCAPE ARCHITECTS

14525 W. 100th Street, Suite 101
Lenexa, KS 66150
(913) 492-5154 • Fax: (913) 492-3403
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

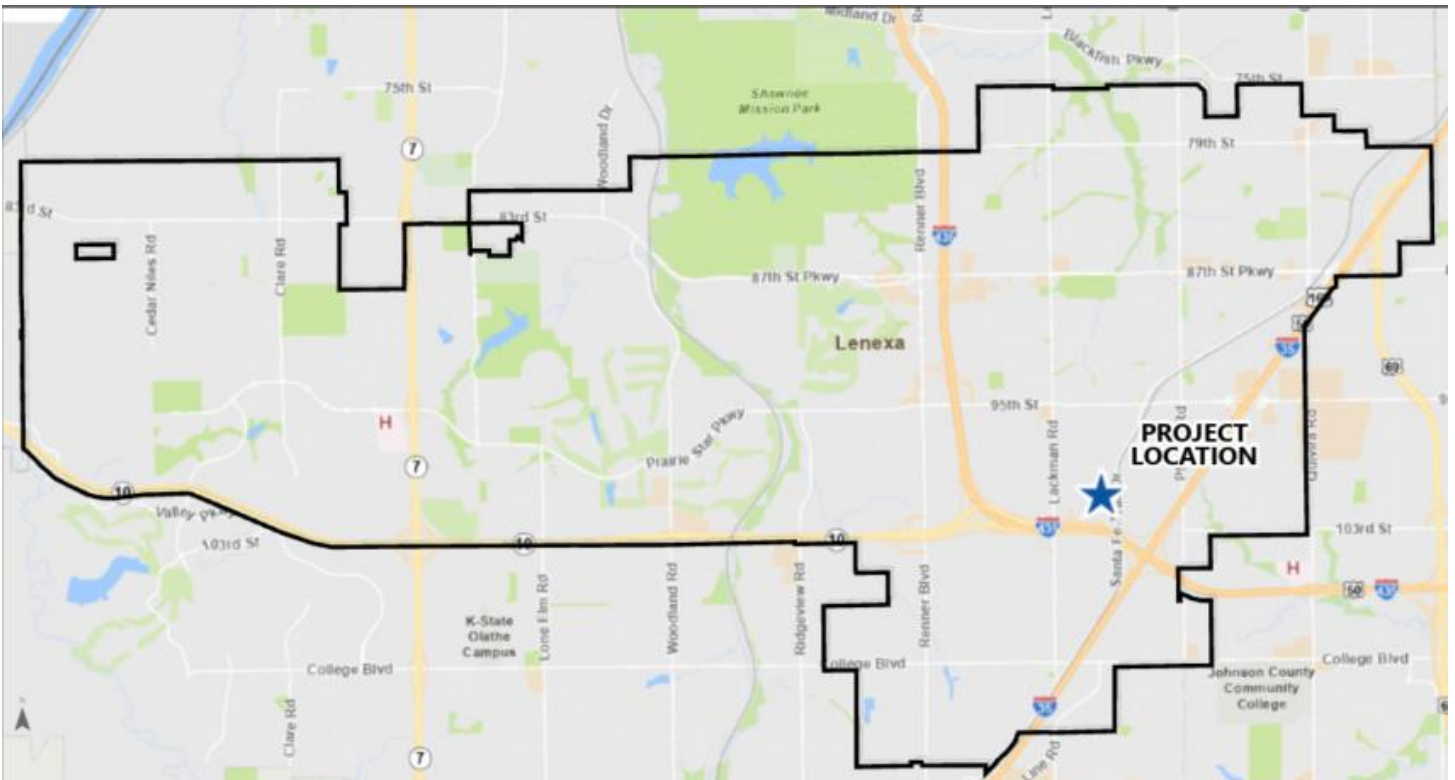
SCHLAGEL & ASSOCIATES P.A.

CEDAR CANYON ATTACHED VILLAS
FINAL DEVELOPMENT PLAN & PLAT
100TH STREET AND 99TH PLACE
LENEXA, KANSAS

DESIGNER: []
CHECKED BY: []
DATE: []
PROJECT LOCATION: []
SHEET: C3.0

SRS LENEXA

Project #:	SU25-05	Location:	14303 W. 100 th Street
Applicant:	Gayla Davis, Independence Engineering LLC	Project Type:	Special Use Permit
Staff Planner:	Jessica Lemanski	Proposed Use:	Basic Industry, Wholesale/ Warehousing, General



PROJECT SUMMARY

The applicant/owner, The Westroads Limited Partnership, is requesting approval of a Special Use Permit (SUP) for a *basic industry* use to accommodate their tenant, SRS Distribution Heritage, storing hazardous chemicals for their pool supply company. The business warehouses and wholesales pool chemicals and supplies that could potentially be corrosive and hazardous. The facility is located at 14303 W. 100th Street, at the southeast corner of Santa Fe Trail Drive and W. 100th Street. The facility is within an existing business park with a variety of office and warehousing uses. This is the first request for a Special Use Permit for this business at this location. This project requires a Public Hearing.

STAFF RECOMMENDATION: APPROVAL FOR THREE YEARS

SITE INFORMATION

The subject property is located west of Santa Fe Trail Drive on W. 100th Street, about a mile northwest of the intersection of I-435 & I-35. The site has been developed as a business park since 1980 and is located in an area of Lenexa that largely consists of industrial and office uses. The site includes a multitenant building with associated parking in the front along W. 100th Street and loading docks in the rear of the building. There are two other buildings on the site that are not part of this SUP and are occupied by different tenants.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
15.36	9,830	BP-2	Business Park

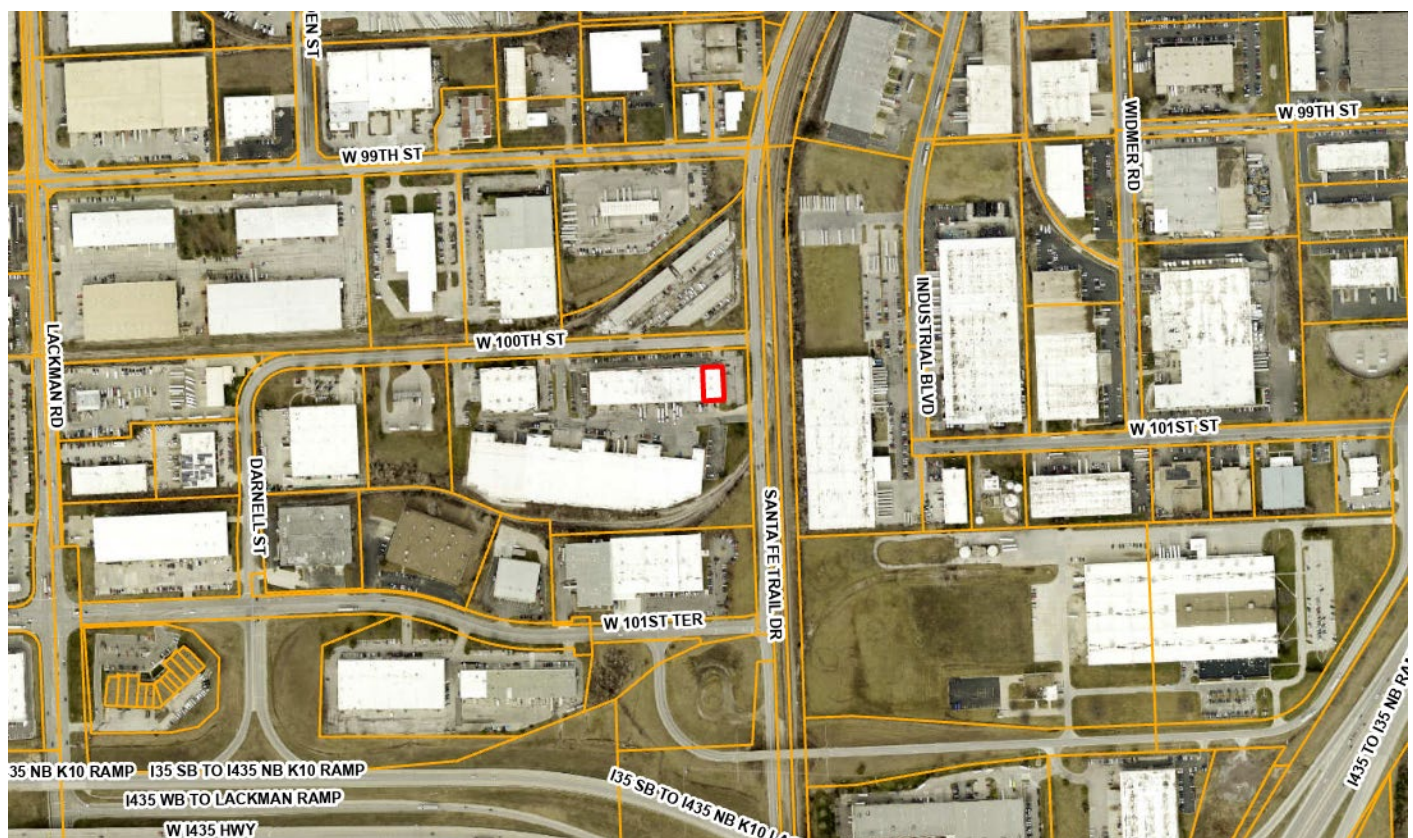


Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The Special Use Permit is requested for 9,830 SF of space at the end of the building closest to the intersection of Santa Fe Trail Drive and W. 100th Street. A 1,017 SF portion of the tenant space will be utilized for office use, while the remaining 8,813 SF will be warehousing space for the storage and distribution of pool chemicals and miscellaneous pool construction goods, some of which are classified as hazardous materials (HAZMAT).

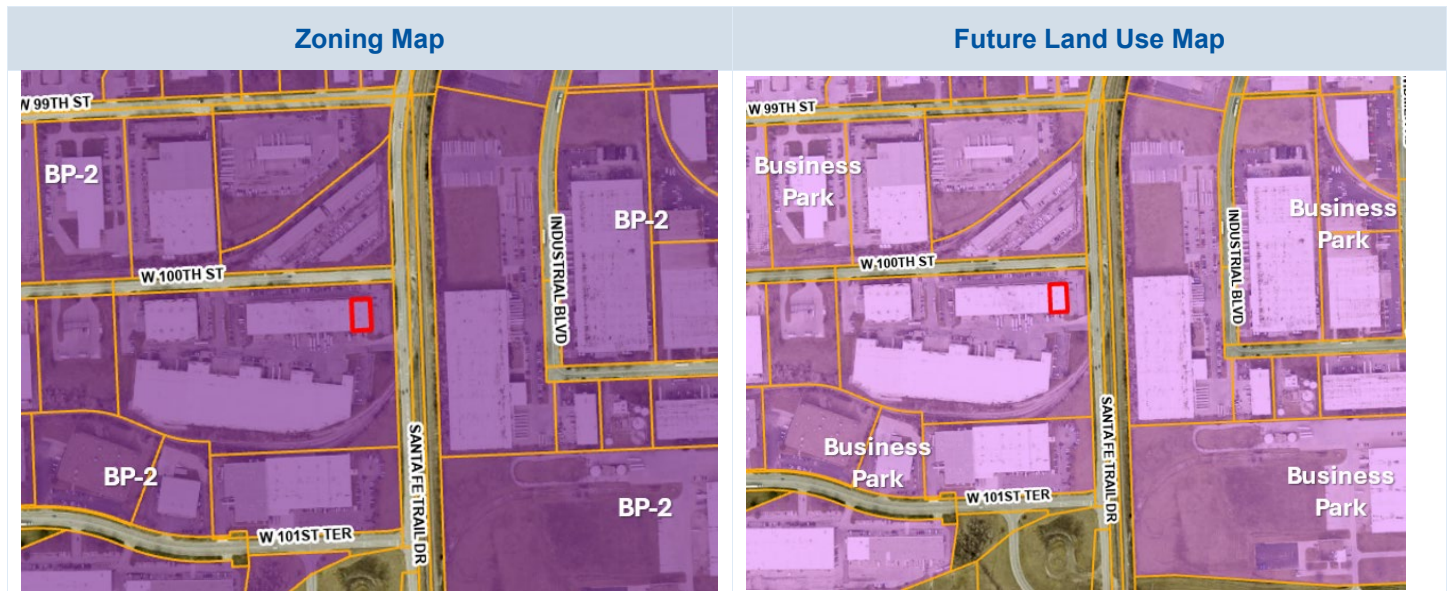


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Business Park	BP-2 Planned Manufacturing District	Business Park
North	Business Park	BP-2 Planned Manufacturing District	Warehousing and Office Complex
South	Business Park	BP-2 Planned Manufacturing District	Commercial Printing
East	Business Park	BP-2 Planned Manufacturing District	Electrical Equipment, Appliance, and Components Manufacturing
West	Business Park	BP-2 Planned Manufacturing District	Self Service Gas Station

A Special Use Permit for the storage of hazardous chemicals, which falls under the *basic industry* use classification, is required in the BP-2, Planned Manufacturing District. The need for the SUP was first noted by staff when the applicant applied for their Certificate of Occupancy, which occurred after the tenant occupied the space. Upon review of the application, Staff determined that because the chemicals to be stored at this facility are classified as hazardous, the use falls under *basic industry*. The hazardous materials being stored at this facility consist of several oxidizers, combustible liquids, and corrosive materials. A summary of the materials proposed to be stored can be found in Exhibits 2-4.

HAZMAT Classification Key

OX1: Oxidizer, Class I	CL2: Combustible Liquid, Class II
OX2: Oxidizer, Class II	CL3A: Combustible Liquid, Class IIIA
OX3: Oxidizer, Class III	CL3B: Combustible Liquid, Class IIIB
OX4: Oxidizer, Class IV	AERO1: Level 1 Aerosol
HTOX: Highly Toxic	AERO2: Level 2 Aerosol
TOX: Toxic	AERO3: Level 3 Aerosol
FL1A: Flammable Liquid, Class 1A	CORR: Corrosive
FL1B: Flammable Liquid, Class 1B	FG: Flammable Gas
FL1C: Flammable Liquid, Class 1C	CG: Compressed Gas
FS: Flammable Solid	OG: Oxidizing Gas
IRR: Irritant	CD: Combustible dust
WR1: Water Reactive, Class 1	

Exhibit 2: Hazardous Materials Classification Key. The highlighted classifications are stored at the subject property.

PRODUCT NAME	VOL. OF CONTAINER	TOTAL NO. CONTAINERS	HMIS RATING	CHEMICAL	PHYSICAL HAZARD	HEALTH HAZARD
Dry Chlor	5-50 lb	Unlimited	Health - 3 Flammability - 0 Reactivity - 1	Sodium Dichloroisocyanurate, dihydrate - 98-100% Sodium Chloride - 0-2%	OX1	CORR
Pool Breeze Pool Care System 3' Chlorinating Tablets	5-50 lb	Unlimited	Health - 3 Flammability - 0 Reactivity - 2	Trichloro-s-Triazinethione - 90-100% Boric Acid - 0.5-1%	OX1	
Spa Bromine Tablets	2.5-50 lb	20-400	Health - 3 Flammability - 0 Reactivity - 1	Bromochloro-5,5-dimethylhydantoin 98%	OX2	CORR
Pool Breeze Pool Care System Granular 68	1-100 lb	30-3,000	Health - 3 Flammability - 1 Reactivity - 1	Calcium Hypochlorite 60-70% Calcium Chloride - .5-5% Calcium Hydroxide - 1.5-5% Calcium Carbonate - 1.5-5%	OX2	CORR
Pool Breeze Algicide	1-5 gal	160-800	Health - 3 Flammability - 0 Reactivity - 2	Quaternary Ammonium Compounds, Benzyl-C12-18-Alky - 49.80% Isopropyl Alcohol - 10.00% Water - 40.00	CL2	CORR
Champion Muriatic Acid	1-2.5 gal	80-200	Health - 3 Flammability - 0 Reactivity - 2	Hydrochloric Acid 30-40%	N/A	CORR

Exhibit 3: Summary of hazardous materials to be stored at the subject property.

HAZMAT Summary Interior Storage (S1)			
HAZMAT Type	Maximum Quantity in Storage		Maximum Allowable Quantity (MAQ)
CL2	120.00	gal	240gal*
Corr (Solid)	2888.00	lb	19500lbs**
Corr (Liquid)	264.00	gal	1950gal**
OX1	984.00	lb	Unlimited**
OX2	2768.00	lb	4500lbs**
Combustible Liquid	120.00	gal	240gal*

* Per Table 5003.1.1(1) in the 2018 IFC

** Per Table 5003.11.1 in the 2018 IFC

Exhibit 4: Quantities of hazardous materials to be stored at the subject property versus allowable quantities pursuant to the 2018 International Fire Code.

The applicant's Occupancy Classification Letter/Commodity Letter (OCL/CL) notes that the existing fire sprinkler system is designed and installed in accordance with the National Fire Prevention Association (NFPA) to meet the requirements of Ordinary Hazard Group II and verifies that the system has sufficient coverage for the facility. Additional portable fire extinguishers are also provided on-site.

The OCL/CL also outlines the required storage, marking, and containment conditions for the hazardous materials pursuant to the International Fire Code (IFC) and NFPA. All hazardous materials must be stored on wooden pallets on the bottom level of the racks, and there will be no open containers, blending, mixing, or open use of the materials inside of the warehouse. The oxidizers to be stored at this property are required to be separated from other corrosive and liquid products by a minimum of 25 feet, and liquid products are not stored above oxidizers. In compliance with the IFC, no storage of HAZMAT is allowed to exceed a density of 200 pounds per square foot of floor area, and the storage height will not exceed 8 feet. All HAZMAT is required to be conspicuously marked with identification signs, and the containers must be approved for their intended use and not exceed 100 pounds or 10 gallons. The floors of the building are made of noncombustible construction and adhere to the IFC.

Should spills occur, they are most likely to happen during the receiving/shipping process or when transporting products in the warehouse during order assembly. In the case of a corrosive materials spill, an acid neutralizer and spill kit are used to contain and clean the spill. Oxidizers are typically a granule, so any spilled product would be kept away from moisture, swept, and contained.

SPECIAL USE PERMIT REVIEW

The applicant requests approval of a Special Use Permit (SUP) for a basic industry use to accommodate their tenant, SRS Distribution Heritage, storing hazardous chemicals for their pool supply company located at 14303 W. 100th Street. 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 proposed tenant space is located within an existing business park development at the southeast corner of Santa Fe Trail Drive and W. 100th Street, approximately a mile northeast of the intersection of I-35 & I-435. The character of the neighborhood is industrial. The site is accessed from either Santa Fe Trail Drive or W. 100th Street. These roads are two-lane asphalt surfaced roads. The majority of the buildings within this area are equipped with loading docks to accommodate warehousing and distribution uses and the loading/unloading of supplies. There are a limited number of office uses in the area. The request is consistent with the character of the area.

2. The zoning and use of properties nearby.

Table 1 states the zoning and uses of the surrounding properties. This property is zoned BP-2, as are the surrounding properties.

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

A *basic industry* use can be allowed as a special use within the BP-2 Zoning District. The BP-2 District is the only zoning district that accommodates the *basic industry* use. The building and associated site is well equipped for the storage and distribution of materials as is intended with this use. Additionally, the building is appropriately sprinklered to accommodate the storage of the hazardous materials proposed with the *basic industry* use, and portable fire extinguishers are provided on-site to comply with the International Fire Code.

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

Staff concludes that the use of the facility to store pool supplies and chemicals will not detrimentally affect nearby properties, as all life-safety protocols and measures are proposed to be met pursuant to the Occupancy Classification Letter/Commodity Letter (OCL/CL) provided by the applicant. This letter, prepared by Waxler Fire Protection Engineering, LLC, evaluates the materials being stored, their occupancy and hazardous material class, and the proper procedures and storage arrangements for those supplies. Per the Lenexa Fire Department, as long as these procedures and storage methods are followed, the facility can be classified as a Group S-1 Storage Occupancy. As long as SRS Distributions (the tenant) follows and maintains the recommendations of the provided information, the commodities, storage arrangement, and operations within this facility will be compliant with the codes and standards adopted by the City of Lenexa and remain a Group S-1 Storage Occupancy.

The Fire Department noted that if the commodities, storage arrangement, or operations were to change from what is noted in the OCL/CL letter provided, a new review would be required to ensure the occupancy classification does not change to a High-hazard Group H occupancy class, which would then prevent them from being in a building occupied by other tenants.

The Fire Department conducts annual inspections of all the commercial buildings in the city. Buildings with hazardous material are inspected by an inspector certified as a hazardous material technician. This property will be inspected annually by the Fire Department to ensure compliance with the OCL/CL.

If any concerns emerge regarding the safety or storage of these materials, or if the tenant is found to not comply with the manufacturer's recommended storage and procedures for the hazardous materials while the SUP is active, Staff may undertake a review of these concerns and consider initiating the process to revoke the SUP. The recommendation for the SUP to remain valid for 3 years allows Staff to reconsider the use if it is found to adversely impact surrounding properties.

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

The site is developed as a multitenant business park with associated parking and loading areas, originally built in 1980.

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 given that all safety protocols are proposed to be in place for the operation.

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 5, Strategy 5.2 of Lenexa's Comprehensive Plan: "Reinvest in established employment areas". The area is already industrial in nature, and this use seeks to diversify the tenant base within the building and provide a new service that is not present nearby.

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. The continued operation of the facility will not 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 facility is a low trip generation use. Four employees are on-site daily, and because the main use of the space is a wholesale warehouse, it is unlikely that the business will generate many retail customers that may need additional parking aside from what is already provided on-site. Because this site has been continually used for distribution, the continued operation of the facility will not adversely impact the surrounding street network. The site provides space for a variety of tenants, most of which consist of warehousing and office uses, which require parking at a rate of 1 space per 1,500 SF for warehousing and 1 space per 250 SF for office uses. The proposed use of *basic industry* for this tenant requires 1 space per 1,000 SF. The site has more than the required parking noted in the [Section 4-1-D-1-C](#) of the Unified Development Code.

TABLE 2: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking for tenant	Provided for entire building	Spaces provided per tenant	Difference
Basic Industry	1 space per 1,000 square feet	9			
Office	1 space per 250 square feet	4			
Total		13	127	21	+8

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 facility is an existing development. No additional construction is proposed for this use. It is not anticipated that the site will generate any excessive stormwater runoff, water pollution, noise pollution, nighttime lighting, or other environmental harm if all protocols to manage the product are employed per manufacturer recommendations.

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.

No new construction is proposed with the use. No stormwater or stream protection requirements apply to this special use permit request.

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/tenant satisfies the UDC requirements for the approval of a *Basic Industry* special use permit to allow the storage of hazardous materials.

DEVIATIONS

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

NEXT STEPS

- 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 May 20, 2025.
- The applicant should inquire about additional City requirements and development fees.
- The applicant must obtain a Certificate of Occupancy.
- The applicant must obtain a Business License.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed Special Use Permit for SRS Lenexa.**

- This is a request for a special use permit for a basic industry use storing hazardous materials within the BP-2 Planned Manufacturing Zoning District.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create a ***Thriving Economy***.
- Staff recommends the Special Use Permit remain valid for three years.

SPECIAL USE PERMIT

Staff recommends **APPROVAL** of SU25-05 – a special use permit for a *basic industry* use for **SRS Lenexa** at 14303 W. 100th Street for a period of three years.



SRS Lenexa Special Use Permit



0 200 400 800 Feet



October 30, 2024

Kevin Sellers
Fire Captain Medic
9620 Pflumm Road,
Lenexa, KS 66215

Via Email: ksellers@lenexa.com

RE: **Occupancy Classification Letter/Commodity Letter (OCL/CL)**
SRS Distribution
14303 W 100th St,
Lenexa, KS 66215

Dear Mr. Sellers,

The purpose of this occupancy classification letter/commodity letter (OCL/CL) letter is to document our classification of the commodities and describe our evaluation of the operations, storage arrangement and fire protection/life safety systems utilized within this tenant space to be occupied by our client, SRS Distribution.

The entire footprint area of the building is approximately 59,202ft². SRS Distribution will utilize an existing 1,017 ft² for office area and 8,813 ft² for their warehouse storage/distribution of pool chemicals and miscellaneous pool construction goods. The building is protected throughout with an approved fire sprinkler system designed and installed in accordance with NFPA 13.

Applicable Codes and Standards

The codes and referenced standards which have been adopted by the authority having jurisdiction (AHJ) and used for our evaluation are as follows:

- International Building Code (IBC), 2018 Edition with City of Lenexa Amendments
- International Fire Code (IFC), 2018 Edition with City of Lenexa Amendments
- NFPA 10, *Standard for Portable Fire Extinguishers*, 2018 Edition
- NFPA 13, *Standard for the Installation of Sprinkler Systems*, 2016 Edition
- NFPA 400, *Hazardous Materials Code*, 2016 Edition

Description of Facility

The existing 9,830 ft² suite is of Type IIB construction and is protected throughout with an approved automatic fire sprinkler system designed and installed in accordance with NFPA 13 as described later in this report. The building can be described as follows:

- Office and accessory use (Group B: Business Occupancy) approximately 1,017 ft².
- Warehouse (Group S-1: Storage Occupancy) approximately 8,813 ft².
- The ceiling height in the office and accessory areas is 10 ft.
- The building has a floor-to-ceiling height of 18 ft – 6 in.

Use is for storage of Hazardous chemicals.
Per Section 4-1-B-22 of the UDC, storage of
hazardous materials is defined as Basic Industry.
A special use permit is required for basic industry use.

Occupancy Classification Letter/Commodity Letter (OCL/CL)

SRS Distribution

14303 W 100th St,

Lenexa, KS 66215

Miscellaneous Storage Evaluation

The commodities stored within the facility include miscellaneous pool construction goods containing metal and plastic materials. This warehouse will also store hazardous materials, which will be discussed in a later section. Per IFC 2018, Table 3203.8, *Examples of Commodity Classification*, these metal and plastic goods are classified as Class IV Commodities and Non-Expanded Group A Plastics. A portion of the stored materials include expanded plastics, these materials are to be stored in floor piles not to exceed 5 feet as the system is not hydraulically designed to provide adequate protection for high piled storage of expanded plastics.

The storage layout will primarily use three types of shelving units: Type A, Type B, and Type C.

- **Type A** – Single Selective Shelves will be 8 ft wide, 3 ft 6 in deep, and 16 ft tall.
- **Type B** – Single Selective Shelves are designed to be 8 ft wide, 4 ft deep, and 12 ft tall.
- **Type C** – Rivet Shelving Units will measure 4 ft wide, 2 ft deep, and 7 ft tall.

The storage configuration within the facility will be maintained at or below a 10-foot height to align with the design limitations of the current fire sprinkler system, which is calibrated to protect Ordinary Hazard Group II occupancies. Refer to Attachment A for the Racking Plan. This height restriction is essential to ensure the system's ability to deliver the required protection density, set at 0.20 gpm/ft² over 1,500 ft². While the storage shelving units, including Type A (16 feet tall), Type B (12 feet tall), and Type C (7 feet tall), offer greater vertical capacity, physical barriers such as chains will be installed on the upper levels of racks to enforce the 10-foot maximum height. This controlled storage height is also critical given the presence of Class IV commodities, Non-Expanded Group A Plastics, and limited quantities of expanded plastics, as identified per IFC 2018, Table 3203.8.

Expanded plastic materials, stored in floor piles not exceeding 5 feet, will further ensure compliance, as the system is not equipped to protect high-piled storage of such items. Limiting storage heights and implementing barriers on the shelving units will support the warehouse's compliance with the requirements for Ordinary Hazard Group II and the facility's safe operational standards.

Fire Sprinkler System Evaluation

The existing fire sprinkler system is designed and installed in accordance with NFPA 13 to meet the requirements of Ordinary Hazard Group II. The system provides a water density of 0.20 gpm/ft² over a design area of 1,500 ft² (actual area calculated at 1,506 ft²), along with a 250-gpm hose stream allowance. It operates with 13 flowing sprinkler heads, each with a K-factor of 5.6, and requires a total water flow of 593.09 gpm at a base pressure of 60.397 psi. Hydraulic calculations verify that the system meets these requirements with a safety margin of +6.199 psi (9.3%), ensuring sufficient coverage for the facility. Refer to Attachment B for sprinkler drawings and detailed hydraulic calculations.

To maintain compliance with this system's design criteria, the maximum allowable storage height must be restricted to 10 feet, as dictated by the Ordinary Hazard Group II (OH2) curve, per figure 16.2.1.3.2(d). By adhering to the 10-foot height limit, the current system remains aligned with NFPA 13 requirements, avoiding the need for extensive modifications and ensuring continued protection.

Portable Fire Extinguishers

Additionally, portable fire extinguishers will be provided in accordance with IFC Table 906.3(1), for ordinary (moderate) fire hazards, with minimum-rated single extinguisher of 2-A, with a maximum distance of travel to the extinguisher of 75 ft; The basic minimum fire extinguisher rating is 2-A with a maximum distance of travel to extinguishers of 75 ft. Code compliant emergency egress signage and lighting is provided throughout the tenant space. The use of Dry Chemical, CO₂, and Halon extinguishers shall be prohibited in areas where oxidizers are stored.

Occupancy Classification Letter/Commodity Letter (OCL/CL)

SRS Distribution
14303 W 100th St,
Lenexa, KS 66215

Hazardous Materials Evaluation

The warehouse will store various hazardous materials, all of which can be referenced in Attachment C. Our analysis of the Hazardous Material Inventory Sheet (HMIS) shows the Chemical, its Physical and Health Hazard, as well as the quantity to be stored. The hazard classifications to be stored include Class I and Class II Oxidizers, corrosives and combustible liquids. Per IFC, Table 5003.1.1(1), we have determined the Maximum Allowable Quantities (MAQ) for each of the listed classifications for the warehouse. Per footnote n, Group S occupancies can comply with Table 5003.11.1. Given the warehouse has an existing adequate sprinkler system a 100% increase is applied to each respective quantity.

- OX1 (Class I Oxidizers) – Unlimited allowance with sprinkler system
- OX2 (Class II Oxidizers) – Allowable up to 4,500 lbs with sprinkler system
- Solid Corrosives – Allowable up to 19,500 lbs with sprinkler system
- Liquid Corrosives – Allowable up to 1,950 gallons with sprinkler system
- Combustible Liquids Class 2 - Allowable up to 240 gallons with sprinkler system

All Hazardous Materials stored indoors will be below their respective MAQ.

Storage Requirements:

All hazardous materials indoors will be stored on wooden pallets on the bottom level of the racks. There will be no open containers, blending, mixing, or open use of these commodities inside of the warehouse. Throughout the warehouse no storage of HAZMAT will be allowed to exceed a density of 200 pounds per square foot of floor area per IFC 5003.11.1.1. The storage height of all HAZMAT materials will not exceed 8 foot in height per IFC 5003.11.1.1.2. Shelf storage will need to be of substantial construction per IFC 5003.9.9, but no seismic bracing will be required for the zone this warehouse is in. The aisle layout already adheres to IFC 5003.11.1.1.9 (see Attachment A) in that the aisles are already greater than 4 feet. Oxidizers will not be stored beneath any liquids per NFPA 400 15.2.11.1.

Marking:

For the storage of these materials hazard identification signs will be installed per IFC 5003.5 in which “the specific material contained shall be conspicuously affixed on stationary containers and aboveground tanks and at entrances to locations where hazardous materials are stored, handled or used, including dispensing, in quantities requiring a permit.” With regards to marking per IFC 5003.5.1 all HAZMAT containers and packages will be conspicuously marked or labeled.

Containment:

Regarding containers, the type will be approved for its intended use and the size of any individual container will not exceed 100 pounds or 10 gallons per IFC 5003.11.1.1.5 and IFC 5003.11.1.1.6. The floors of this building are made of noncombustible construction and already adhere to IFC 5004.12.

Occupancy Classification Letter/Commodity Letter (OCL/CL)

SRS Distribution
14303 W 100th St,
Lenexa, KS 66215

Conclusion

Based on our analysis and recommendations of the provided information, the commodities, storage arrangement and operations within this facility will be compliant with the codes and standards adopted by the City of Lenexa. The owner has been advised that if there is a change in the storage arrangement, operations of the facility, or the types of commodities being stored, the building will need to be evaluated to ensure that all required fire protection and life safety systems are in accordance with the applicable codes and standards.

If you have any questions or concerns, please contact me by email to Luis.Mendoza@waxlerfpe.com or by phone at 830.946.1917.

Prepared By:

Luis Mendoza
Associate Fire Protection Engineer
Waxler Fire Protection Engineering, LLC

Reviewed By:



Robert J. Waxler, P.E.
President
Waxler Fire Protection Engineering, LLC

Owner Representative Statement:

I certify, to the best of my knowledge, that the information contained in this report is correct and complete.

Name: John Arrowood

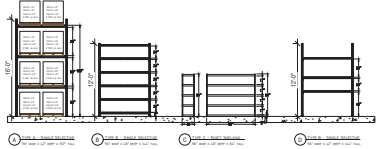
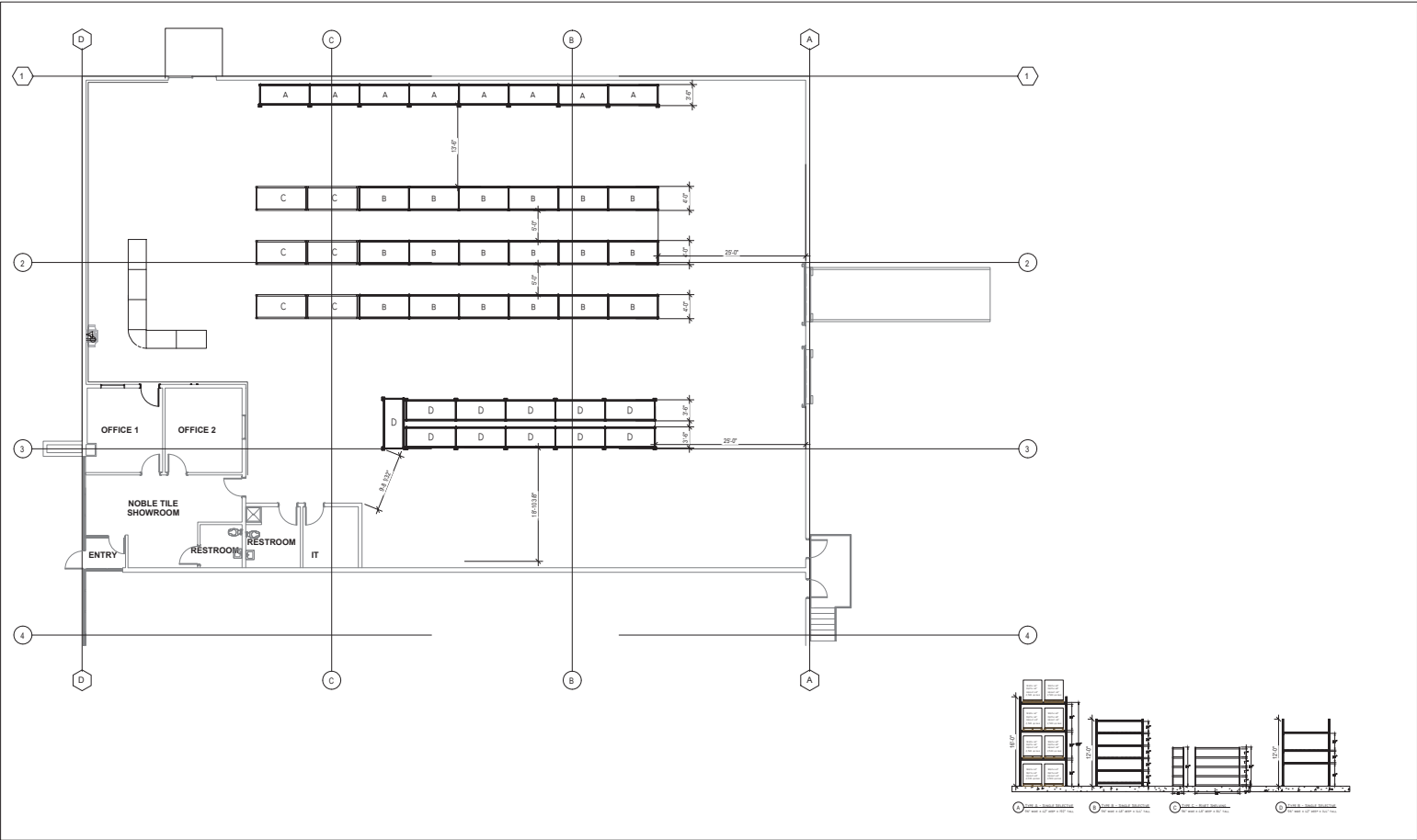
Title: Real Estate Construction Manager

Company Name: SRS Distribution Inc

Signature: John Arrowood

Date: 2/26/25

Attachment A



Racking
AquaGon
14303 West 100th Street
Lexena KS

DRAWING AND DIMENSIONAL REVIEW USE

☐ APPROVED
☐ APPROVED AS NOTED
☐ NOT APPROVED - REVISE AND RESUBMIT

SIGNATURE _____
COMPANY _____
DATE _____

CONFIDENTIALITY AGREEMENT

BY SIGNING BELOW, THE SIGNER AGREES THAT ALL INFORMATION CONTAINED WITHIN THIS DRAWING IS THE SOLE PROPERTY OF SRS DISTRIBUTION AND IS TO BE USED ONLY FOR THE PROJECT AND NOT BE REPRODUCED, DISCLOSED, OR TRANSMITTED IN ANY MANNER OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF SRS DISTRIBUTION.

SIGNATURE _____
DATE _____

NO.	DESCRIPTION	DATE	APPROVED BY
1	DESCRIPTION	11-16-2023	CS

1

Attachment B

October 24, 2024



John "Marty" Arrowood
SRS Distribution
7440 S. Hwy 121
McKinney, TX 75070

RE: SPRINKLER SYSTEM ASSESSMENT
SRS Distribution (AQUA-GON)
14303 WEST 100TH STREET
LENEXA, KS 66215

Dear Marty,

Summit Fire Consulting (SFC) was contracted to perform an analysis of the existing fire sprinkler system for the referenced pool supply storage facility. The information was reviewed and evaluated with the intent to confirm the existing system can meet the design requirements for Ordinary Hazard Group II in NFPA 13.

Summit conducted a site visit on October 16, 2024 to document the existing conditions of the automatic sprinkler system. The installed system protecting the subject tenant space consisted of a gridded wet pipe sprinkler system with 4" near and far mains, and 1.5" branchlines. Sprinklers were installed with a maximum coverage area of less than 130 ft² per sprinkler, and the existing sprinklers were identified as high temperature, standard response uprights with 5.6 K-factors. SFC obtained a current flow test for site and the results as provided by the Lenexa water company, WaterOne are as shown below:

Flow and Pressure Information

Information for 14303 W 100th St at assumed elevation of 1054 ft

Fire Hydrant Information

Flow Hydrant No:	110020090
Flow Hydrant Location:	14335 W 100th St
Residual Hydrant No:	110020074
Residual Hydrant Location:	14303 W 100th St
Approx. Residual Hydrant Elevation:	1056 ft
Test Date:	10/17/2024
Static Pressure:	70 psi
Residual Pressure:	60 psi
Flow:	1062 gpm

Anticipated Static Pressure Range

Using 2019 Average for NW Crouthers

Calculated Pressure Range for 14303 W 100th St at elevation 1054 ft

Max:	76 psi
Avg:	66 psi
Min:	47 psi

Note: WaterOne doesn't guarantee the accuracy of this information due to the unlimited number of variables that can affect this pressure range.

Initial Report Date: 10/17/2024

A 12" underground pipe located on West 100th Street provides the city water supply which is tapped into by an 8" underground pipe servicing the building riser(s). The system riser for this tenant space is 4" and installed components include a Kennedy OS&Y gate valve and an Ames Series C200 OS&Y double check valve assembly backflow preventer.

Summit performed hydraulic calculations for the SRS (Aqua-gon) tenant space using the referenced flow test and documented site conditions. The calculation was performed using a proposed design criteria for Ordinary Hazard Group II which per NFPA 13 requires 0.20 gpm/ft² over 1,500 ft² with a 250 gpm hose stream allowance. See NFPA 13 (2016 Edition), Figure 11.2.3.1.1 and Table 11.2.3.1.2 shown below.

Figure 11.2.3.1.1 Density/Area Curves.

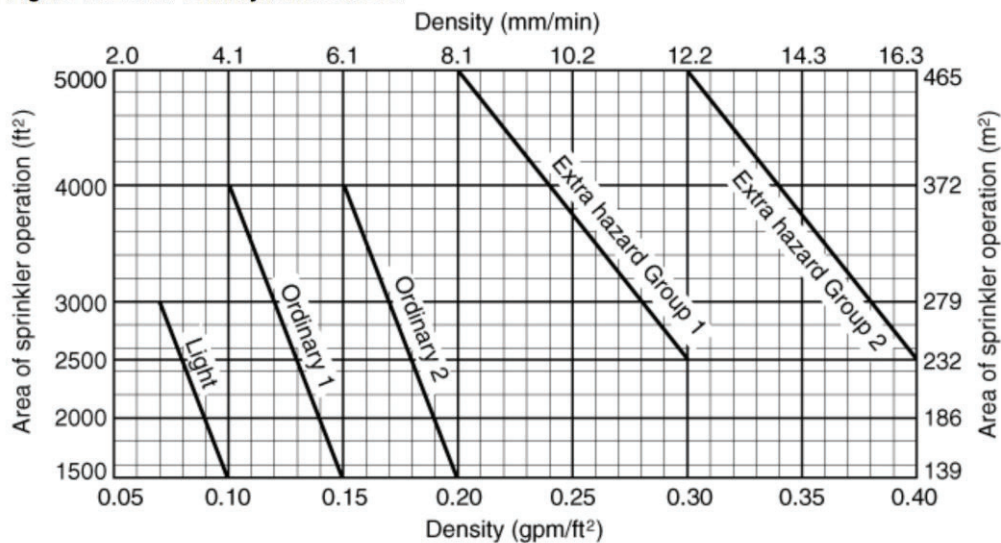


Table 11.2.3.1.2 Hose Stream Allowance and Water Supply Duration Requirements for Hydraulically Calculated Systems

Occupancy	Inside Hose		Total Combined Inside and Outside Hose		Duration (minutes)
	gpm	L/min	gpm	L/min	
Light hazard	0, 50, or 100	0, 190, or 380	100	380	30
Ordinary hazard	0, 50, or 100	0, 190, or 380	250	950	60–90
Extra hazard	0, 50, or 100	0, 190, or 380	500	1900	90–120

The results of the calculations show that the existing system is capable of meeting the design requirements of Ordinary Hazard Group II. The full result report and plans have been enclosed with this letter for reference, and the summary of the calculations is shown below. The result of the calculation shows that the system achieves the required density based on the current water supply, including a 5 psi minimum safety factor. In accordance with Lenexa City Code and Policies: Title 4 Unified Development Code, Section 4-8-A-15, International Building Code Section 903.3.5.4 as amended.

Hydraulic Information	
Remote Area 1	
OCCUPANCY CLASSIFICATION	Ordinary Group II
DENSITY (gpm/ft²)	0.20 for 1500ft² (Actual 1506ft²)
TOTAL HOSE STREAMS	250.00
DRY CAPACITY	0.00gal
TOTAL HEADS FLOWING	13
K-FACTOR	5.6
TOTAL WATER REQUIRED	593.09
TOTAL PRESSURE REQUIRED	60.397
BASE of RISER (gpm)	593.09
BASE of RISER (psi)	60.397
SAFETY MARGIN (psi)	+6.199 (9.3%)

Please contact our office if there are any questions pertaining to this evaluation.

Prepared by:
SUMMIT FIRE CONSULTING



Ali Tanvir
Fire Protection Consultant

Reviewed by:
SUMMIT FIRE CONSULTING



Christopher Leaver
Engineering Manager



**THIS PLAN IS FOR INFORMATIONAL
PURPOSES ONLY.**

[illegible]

AQUAGON - SRS DISTRIBUTION
14303 WEST 100TH STREET
LENEXA, KS 66215

DRAWN BY: A. TANVIN
CHECKED BY: C. LEAVER
DATE: 10.24.2024
SFS **D-4025-00726**

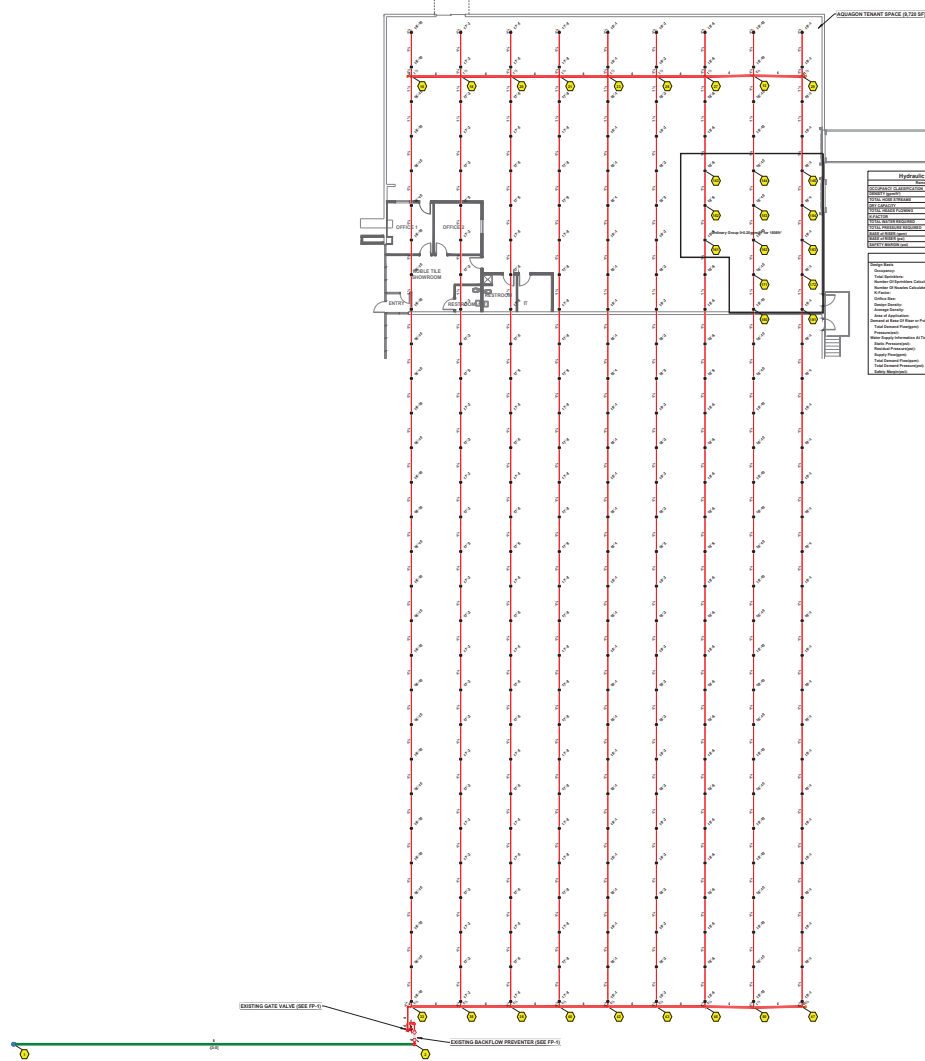


SUMMIT
FIRE CONSULTING

SITE PLAN

FP1

C:\PROJECTS\AQUAGON\AQUAGON.dwg



Hydraulic Information	
Design Fire	1,000,000 Btu/hr
Design Area	1,000 sq ft
Design Density	0.20 gpm/sq ft
Design Duration	1.00 hr
Design Pressure	100 psi
Design Flow	200 gpm
Design Temperature	100°F
Design Wind Speed	10 mph
Design Rainfall	1.00 in/hr
Design Snow Load	1.00 psf
Design Ice Load	1.00 psf
Design Seismicity	1.00

Water Flow	
Flow Rate	200 gpm
Flow Pressure	100 psi
Flow Temperature	100°F
Flow Wind Speed	10 mph
Flow Rainfall	1.00 in/hr
Flow Snow Load	1.00 psf
Flow Ice Load	1.00 psf
Flow Seismicity	1.00
Flow Duration	1.00 hr
Flow Density	0.20 gpm/sq ft
Flow Area	1,000 sq ft
Flow Design Fire	1,000,000 Btu/hr

Sprinkler Legend									
Symbol	Manufacturer	SPN/Model	Quantity	K-Factor	Type	Size	Response	Finish	Temperature
Q	Q	Q	Q	Q	Q	Q	Q	Q	Q
Total = 20									

REVISIONS

DATE

AQUAGON - SRS DISTRIBUTION
14303 WEST 100TH STREET
LENEXA, KS 66215

DRAWN BY: A. TAYLOR
CHECKED BY: J. L. JONES
DATE: 11/13/2024
SFS D-4025-00726

SUMMIT
FIRE CONSULTING

FIRE PROTECTION PLAN

FP2



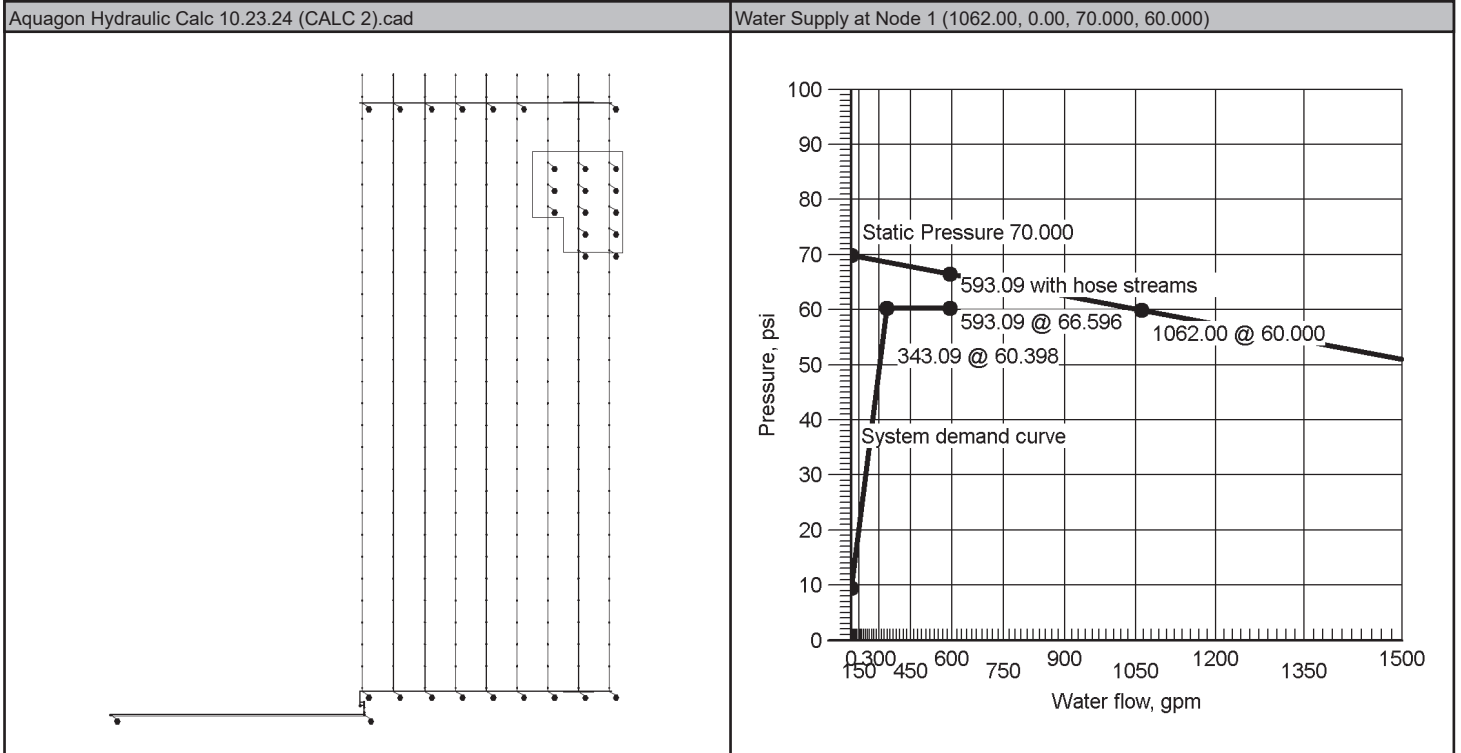
Hydraulic Overview

Job Number: 1
Report Description: Ordinary Group II (1)

Job		
Job Number 1	Designer	
Job Name: Drawing1	Phone	FAX
Address 1	State Certification/License Number	
Address 2	AHJ	
Address 3	Job Site/Building	

System		
Density 0.20gpm/ft ²	Area of Application 1500ft ² (Actual 1506ft ²)	
Most Demanding Sprinkler Data 5.6 K-Factor 25.40 at 20.573	Hose Streams 250.00	
Coverage Per Sprinkler 127ft ²	Number Of Sprinklers Calculated 13	Number Of Nozzles Calculated 0
System Pressure Demand 60.398	System Flow Demand 343.09	
Total Demand 593.09 @ 60.398	Pressure Result +6.199 (9.3%)	

Supplies						Check Point Gauges			
Node	Name	Flow(gpm)	Hose Flow(gpm)	Static(psi)	Residual(psi)	Identifier	Pressure(psi)	K-Factor(K)	Flow(gpm)
1	Water Supply	1062.00	250.00	70.000	60.000				





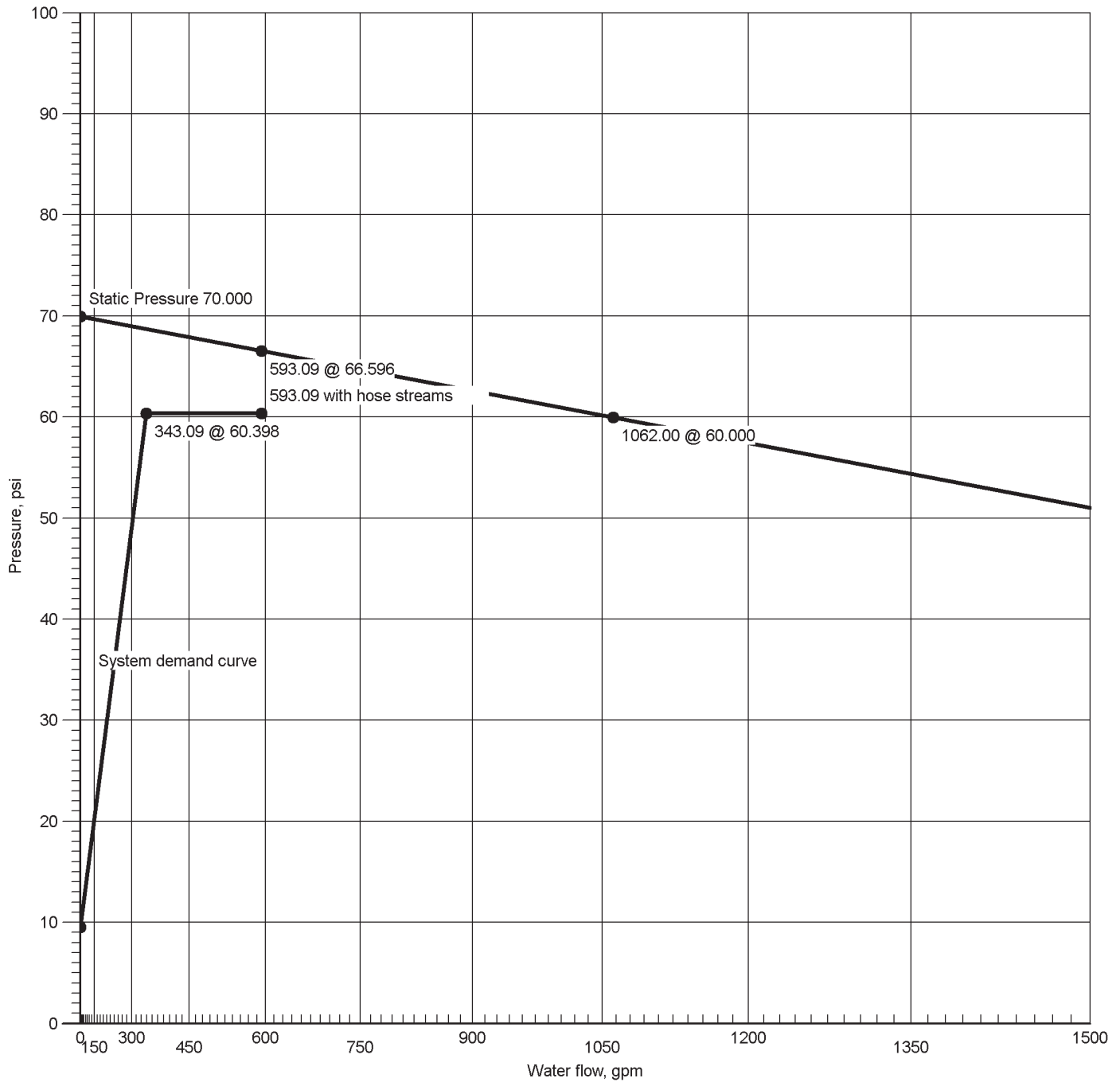
Hydraulic Summary

Job Number: 1
Report Description: Ordinary Group II (1)

Job											
Job Number 1					Designer						
Job Name: Drawing1					State Certification/License Number						
Address 1					AHJ						
Address 2					Job Site/Building						
Address 3					Drawing Name Aquagon Hydraulic Calc 10.23.24 (CALC 2).cad						
System					Remote Area(s)						
Most Demanding Sprinkler Data 5.6 K-Factor 25.40 at 20.573					Occupancy Ordinary Group II			Job Suffix			
Hose Allowance At Source 250.00					Density 0.20gpm/ft²			Area of Application 1500ft² (Actual 1506ft²)			
Additional Hose Supplies NodeFlow(gpm)					Number Of Sprinklers Calculated 13		Number Of Nozzles Calculated 0		Coverage Per Sprinkler 127ft²		
					AutoPeak Results: Pressure For Remote Area(s) Adjacent To Most Remote Area						
					Left: 61.057				Right: 59.584		
Total Hose Streams 250.00											
System Flow Demand 343.09			Total Water Required (Including Hose Allowance) 593.09								
Maximum Pressure Unbalance In Loops 0.000											
Maximum Velocity Above Ground 11.85 between nodes 12 and 144											
Maximum Velocity Under Ground 2.06 between nodes 1 and 2											
Volume capacity of Wet Pipes 749.72gal			Volume capacity of Dry Pipes								
Supplies											
Node	Name	Hose Flow (gpm)	Static (psi)	Residual (psi)	@	Flow (gpm)	Available (psi)	@	Total Demand (gpm)	Required (psi)	Safety Margin (psi)
1	Water Supply	250.00	70.000	60.000		1062.00	66.596		593.09	60.398	6.199
Contractor											
		Contractor Number			Contact Name				Contact Title		
Name of Contractor:					Phone				Extension		
Address 1					FAX						
Address 2					E-mail						
Address 3					Web-Site						



Water Supply at Node 1



Hydraulic Graph

Water Supply at Node 1

Static: Pressure
70.000

Residual: Pressure
60.000 @ 1062.00

Available Flow @ 20 PSI:
2532.61

Available Pressure at System Demand
66.596 @ 593.09

Required Pressure at System Demand
60.398 @ 343.09

Required Pressure at System Demand (Including Hose Allowance at Source)
60.398 @ 593.09



Summary Of Outflowing Devices

Job Number: 1

Report Description: Ordinary Group II (1)

Device		Actual Flow (gpm)	Minimum Flow (gpm)	K-Factor (K)	Pressure (psi)			
Sprinkler	143	29.04	25.40	5.6	26.889			
Sprinkler	144	26.06	25.40	5.6	21.659			
Sprinkler	145	26.02	25.40	5.6	21.584			
Sprinkler	152	28.98	25.40	5.6	26.788			
Sprinkler	153	25.57	25.40	5.6	20.850			
Sprinkler	154	25.53	25.40	5.6	20.779			
Sprinkler	161	29.02	25.40	5.6	26.858			
Sprinkler	162	25.44	25.40	5.6	20.642			
⇒ Sprinkler	163	25.40	25.40	5.6	20.573			
Sprinkler	171	25.44	25.40	5.6	20.644			
Sprinkler	172	25.40	25.40	5.6	20.575			
Sprinkler	180	25.61	25.40	5.6	20.918			
Sprinkler	181	25.57	25.40	5.6	20.848			

⇒ Most Demanding Sprinkler Data



Node Analysis

Job Number: 1

Report Description: Ordinary Group II (1)

Node	Elevation(Foot)	Fittings	Pressure(psi)	Discharge(gpm)
1	-3'-0	S	60.398	343.09
143	18'-6	Spr(-26.889)	26.889	29.04
144	18'-10	Spr(-21.659)	21.659	26.06
145	19'-1	Spr(-21.584)	21.584	26.02
152	18'-6	Spr(-26.788)	26.788	28.98
153	18'-10	Spr(-20.850)	20.850	25.57
154	19'-1	Spr(-20.779)	20.779	25.53
161	18'-6	Spr(-26.858)	26.858	29.02
162	18'-10	Spr(-20.642)	20.642	25.44
163	19'-1	Spr(-20.573)	20.573	25.40
171	18'-10	Spr(-20.644)	20.644	25.44
172	19'-1	Spr(-20.575)	20.575	25.40
180	18'-10	Spr(-20.918)	20.918	25.61
181	19'-1	Spr(-20.848)	20.848	25.57
2	-3'-0	E(13'-2)	60.278	
12	17'-4½	T(8'-0)	30.429	
15	15'-6	T(8'-0)	31.664	
18	15'-9½	T(8'-0)	31.541	
20	16'-0½	T(8'-0)	31.408	
21	16'-3½	T(8'-0)	31.259	
23	16'-7	T(8'-0)	31.077	
26	16'-10	T(8'-0)	30.872	
27	17'-1½	T(8'-0)	30.629	
29	17'-8	T(8'-0)	30.291	
33	15'-6	T(8'-0)	43.552	
35	15'-9½	T(8'-0)	43.130	
38	16'-1	T(8'-0)	42.752	
40	16'-4	T(8'-0)	42.439	
42	16'-7½	T(8'-0)	42.170	
43	16'-11	T(8'-0)	41.940	
45	17'-1½	T(8'-0)	41.769	
47	17'-8	T(8'-0)	41.482	
50	17'-4½	T(8'-0)	41.610	



Hydraulic Analysis

Job Number: 1
Report Description: Ordinary Group II (1)

Pipe Type	Diameter	Flow	Velocity	HWC	Pn	Friction Loss	Length	Pressure
Downstream	Elevation	Discharge	K-Factor	Pt		Fittings	Eq. Length	Summary
Upstream							Total Length	
Route 1								
BL	1.6100	1.93	0.30	120		0.000213	9'-6"	Pf 0.002
163	19'-1	25.40	5.6	20.573		Sprinkler		Pe
172	19'-1			20.575			9'-6"	Pv
BL	1.6100	27.33	4.31	120		0.028788	9'-6"	Pf 0.273
172	19'-1	25.40	5.6	20.575		Sprinkler		Pe
181	19'-1			20.848			9'-6"	Pv
BL	1.6100	52.90	8.34	120		0.097680	192'-11"	Pf 20.015
181	19'-1	25.57	5.6	20.848		Sprinkler,	12'-0"	Pe 0.618
47	17'-8			41.482		E(4'-0), T(8'-0)	204'-11"	Pv
CM	4.2600	52.90	1.19	120		0.000855	13'-4"	Pf 0.011
47	17'-8			41.482				Pe 0.117
50	17'-4½			41.610			13'-4"	Pv
CM	4.2600	105.85	2.38	120		0.003084	13'-4"	Pf 0.041
50	17'-4½	52.95		41.610		Flow (q) from Route 3		Pe 0.118
45	17'-1½			41.769			13'-4"	Pv
CM	4.2600	147.92	3.33	120		0.005728	13'-3½"	Pf 0.076
45	17'-1½	42.07		41.769		Flow (q) from Route 5		Pe 0.095
43	16'-11			41.940			13'-3½"	Pv
CM	4.2600	180.02	4.05	120		0.008237	13'-4"	Pf 0.110
43	16'-11	32.10		41.940		Flow (q) from Route 2		Pe 0.120
42	16'-7½			42.170			13'-4"	Pv
CM	4.2600	212.13	4.77	120		0.011159	13'-4"	Pf 0.149
42	16'-7½	32.11		42.170		Flow (q) from Route 10		Pe 0.121
40	16'-4			42.439			13'-4"	Pv
CM	4.2600	244.39	5.50	120		0.014501	13'-4"	Pf 0.193
40	16'-4	32.27		42.439		Flow (q) from Route 9		Pe 0.120
38	16'-1			42.752			13'-4"	Pv
CM	4.2600	276.90	6.23	120		0.018269	13'-9"	Pf 0.251
38	16'-1	32.51		42.752		Flow (q) from Route 7		Pe 0.127
35	15'-9½			43.130			13'-9"	Pv
CM	4.2600	309.76	6.97	120		0.022482	13'-6½"	Pf 0.304
35	15'-9½	32.86		43.130		Flow (q) from Route 8		Pe 0.118
33	15'-6			43.552			13'-6½"	Pv
CM	4.2600	343.09	7.72	120		0.027160	34'-2½"	Pf 8.707
33	15'-6	33.33		43.552		Flow (q) from Route 11	94'-9½"	Pe 8.019
2	-3'-0			60.278		7E(13'-2), GV(2'-7½), BFP(-5.20 3)	129'-0"	Pv
UG	8.2490	343.09	2.06	120		0.001087	110'-0½"	Pf 0.120
2	-3'-0			60.278				Pe
1	-3'-0			60.398		Water Supply	110'-0½"	Pv
		250.00				Hose Allowance At Source		
1		593.09						
Route 2								
BL	1.6100	23.47	3.70	120		0.021721	9'-6"	Pf 0.206
163	19'-1	25.40	5.6	20.573		Sprinkler		Pe
154	19'-1			20.779			9'-6"	Pv
BL	1.6100	49.00	7.72	120		0.084769	9'-6"	Pf 0.805
154	19'-1	25.53	5.6	20.779		Sprinkler		Pe
145	19'-1			21.584			9'-6"	Pv
BL	1.6100	75.01	11.82	120		0.186394	27'-4½"	Pf 8.088
145	19'-1	26.02	5.6	21.584		Sprinkler,	16'-0"	Pe 0.618
29	17'-8			30.291		2T(8'-0)	43'-4½"	Pv
CM	4.2600	75.01	1.69	120		0.001631	13'-4"	Pf 0.022
29	17'-8			30.291				Pe 0.117
12	17'-4½			30.429			13'-4"	Pv
CM	4.2600	150.19	3.38	120		0.005891	13'-4"	Pf 0.079
12	17'-4½	75.18		30.429		Flow (q) from Route 4		Pe 0.121
27	17'-1½			30.629			13'-4"	Pv
CM	4.2600	195.17	4.39	120		0.009565	13'-4"	Pf 0.127
27	17'-1½	44.98		30.629		Flow (q) from Route 6		Pe 0.116
26	16'-10			30.872			13'-4"	Pv
RN	1.6100	32.10	5.06	120		0.038755	258'-2½"	Pf 11.092
26	16'-10			30.872		T(8'-0)	28'-0"	Pe -0.023
43	16'-11			41.940		2T(8'-0), E(4'-0)	286'-2½"	Pv
Route 3								



Hydraulic Analysis

Job Number: 1
Report Description: Ordinary Group II (1)

Pipe Type	Diameter	Flow	Velocity	HWC		Friction Loss	Length	Pressure
Downstream	Elevation	Discharge	K-Factor	Pt	Pn	Fittings	Eq. Length	Summary
Upstream							Total Length	
BL	1.6100	1.90	0.30	120		0.000207	9'-6"	Pf 0.002
162	18'-10"	25.44	5.6	20.642		Sprinkler		Pe
171	18'-10"			20.644			9'-6"	Pv
BL	1.6100	27.34	4.31	120		0.028810	9'-6"	Pf 0.274
171	18'-10"	25.44	5.6	20.644		Sprinkler		Pe
180	18'-10"			20.918			9'-6"	Pv
BL	1.6100	52.95	8.35	120		0.097865	193'-0½"	Pf 20.066
180	18'-10"	25.61	5.6	20.918		Sprinkler,	12'-0"	Pe 0.627
50	17'-4½"			41.610		E(4'-0), T(8'-0)	205'-0½"	Pv
Route 4								
BL	1.6100	23.54	3.71	120		0.021848	9'-6"	Pf 0.208
162	18'-10"	25.44	5.6	20.642		Sprinkler		Pe
153	18'-10"			20.850			9'-6"	Pv
BL	1.6100	49.12	7.74	120		0.085145	9'-6"	Pf 0.809
153	18'-10"	25.57	5.6	20.850		Sprinkler		Pe
144	18'-10"			21.659			9'-6"	Pv
BL	1.6100	75.18	11.85	120		0.187140	27'-6"	Pf 8.144
144	18'-10"	26.06	5.6	21.659		Sprinkler,	16'-0"	Pe 0.627
12	17'-4½"			30.429		2T(8'-0)	43'-6"	Pv
Route 5								
BL	1.6100	13.05	2.06	120		0.007328	9'-6"	Pf 0.070
152	18'-6"	28.98	5.6	26.788		Sprinkler		Pe
161	18'-6"			26.858			9'-6"	Pv
BL	1.6100	42.07	6.63	120		0.063929	211'-10½"	Pf 14.311
161	18'-6"	29.02	5.6	26.858		Sprinkler,	12'-0"	Pe 0.600
45	17'-1½"			41.769		E(4'-0), T(8'-0)	223'-10½"	Pv
Route 6								
BL	1.6100	15.94	2.51	120		0.010616	9'-6"	Pf 0.101
152	18'-6"	28.98	5.6	26.788		Sprinkler		Pe
143	18'-6"			26.889			9'-6"	Pv
BL	1.6100	44.98	7.09	120		0.072352	27'-4½"	Pf 3.137
143	18'-6"	29.04	5.6	26.889		Sprinkler,	16'-0"	Pe 0.603
27	17'-1½"			30.629		2T(8'-0)	43'-4½"	Pv
Route 7								
RN	1.6100	32.51	5.12	120		0.039680	258'-2"	Pf 11.355
20	16'-0½"	98.70		31.408		T(8'-0), Flow (q) from Route 12	28'-0"	Pe -0.012
38	16'-1"			42.752		2T(8'-0), E(4'-0)	286'-2"	Pv
Route 8								
CM	4.2600	66.19	1.49	120		0.001294	13'-9"	Pf 0.018
20	16'-0½"	98.70		31.408		Flow (q) from Route 12		Pe 0.115
18	15'-9½"			31.541			13'-9"	Pv
RN	1.6100	32.86	5.18	120		0.040488	258'-3"	Pf 11.589
18	15'-9½"			31.541		T(8'-0)	28'-0"	Pe
35	15'-9½"			43.130		2T(8'-0), E(4'-0)	286'-3"	Pv
Route 9								
CM	4.2600	163.07	3.67	120		0.006860	13'-4"	Pf 0.092
26	16'-10"	32.10		30.872		Flow (q) from Route 2		Pe 0.114
23	16'-7"			31.077			13'-4"	Pv
CM	4.2600	130.96	2.95	120		0.004572	13'-4"	Pf 0.061
23	16'-7"			31.077				Pe 0.120
21	16'-3½"			31.259			13'-4"	Pv
RN	1.6100	32.27	5.08	120		0.039135	258'-1½"	Pf 11.198
21	16'-3½"			31.259		T(8'-0)	28'-0"	Pe -0.018
40	16'-4"			42.439		2T(8'-0), E(4'-0)	286'-1½"	Pv
Route 10								
RN	1.6100	32.11	5.06	120		0.038790	258'-5"	Pf 11.110
23	16'-7"			31.077		T(8'-0)	28'-0"	Pe -0.018
42	16'-7½"			42.170		2T(8'-0), E(4'-0)	286'-5"	Pv
Route 11								
CM	4.2600	33.33	0.75	120		0.000364	13'-7"	Pf 0.005
18	15'-9½"	32.86		31.541		Flow (q) from Route 8		Pe 0.118
15	15'-6"			31.664			13'-7"	Pv
RN	1.6100	33.33	5.25	120		0.041552	258'-1½"	Pf 11.888
15	15'-6"			31.664		T(8'-0)	28'-0"	Pe
33	15'-6"			43.552		2T(8'-0), E(4'-0)	286'-1½"	Pv
Route 12								



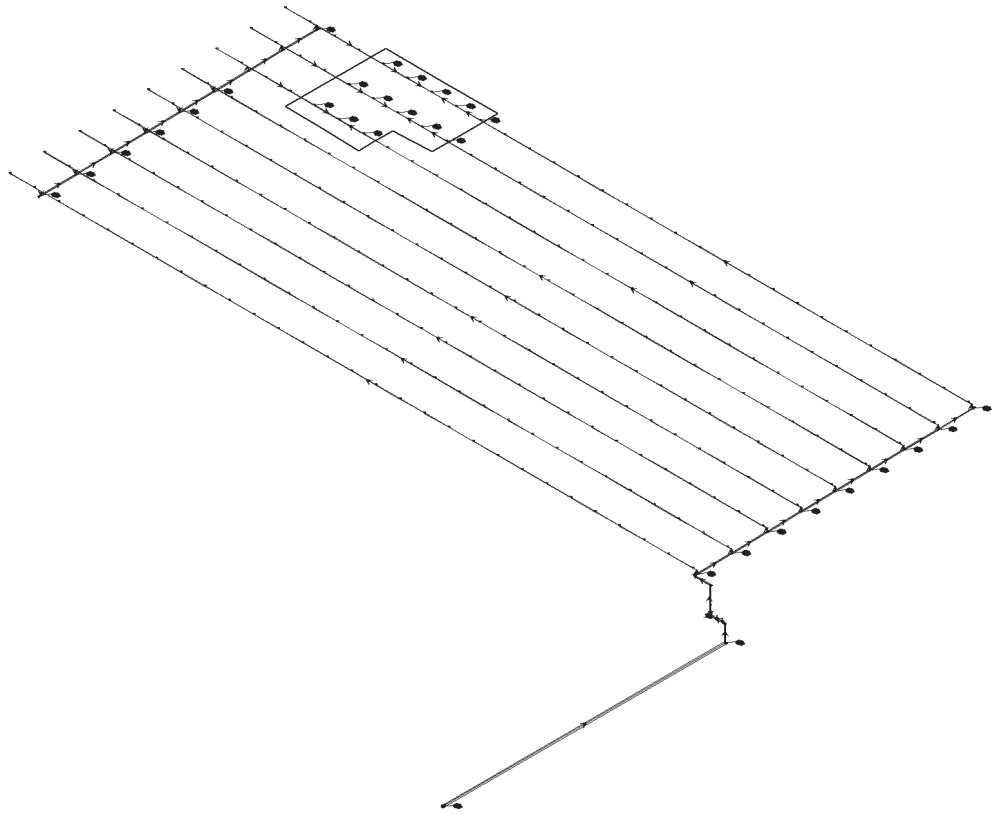
Hydraulic Analysis

Job Number: 1
Report Description: Ordinary Group II (1)

Pipe Type	Diameter	Flow	Velocity	HWC	Friction Loss		Length	Pressure
Downstream	Elevation	Discharge	K-Factor	Pt	Pn	Fittings	Eq. Length	Summary
Upstream							Total Length	
CM	4.2600	98.70	2.22	120		0.002710	13'-4	Pf 0.036
21	16'-3½	32.27		31.259		Flow (q) from Route 9		Pe 0.114
20	16'-0½			31.408			13'-4	Pv

Equivalent Pipe Lengths of Valves and Fittings (C=120 only)				C Value Multiplier			
$\left(\frac{\text{Actual Inside Diameter}}{\text{Schedule 40 Steel Pipe Inside Diameter}} \right)^{4.87} = \text{Factor}$				Value Of C	100	130	140
				Multiplying Factor	0.713	1.16	1.33
							150

Pipe Type Legend	Units Legend	Fittings Legend
AO Arm-Over	Diameter Inch	ALV Alarm Valve
BL Branch Line	Elevation Foot	AngV Angle Valve
CM Cross Main	Flow gpm	b Bushing
DN Drain	Discharge gpm	BaIV Ball Valve
DR Drop	Velocity fps	BFP Backflow Preventer
DY Dynamic	Pressure psi	BV Butterfly Valve
FM Feed Main	Length Foot	C Cross Flow Turn 90°
FR Feed Riser	Friction Loss psi/Foot	cplg Coupling
MS Miscellaneous	HWC Hazen-Williams Constant	Cr Cross Run
OR Outrigger	Pt Total pressure at a point in a pipe	CV Check Valve
RN Riser Nipple	Pn Normal pressure at a point in a pipe	DeIV Deluge Valve
SN Swing Nipple	Pf Pressure loss due to friction between points	DPV Dry Pipe Valve
SP Sprig	Pe Pressure due to elevation difference between indicated points	E 90° Elbow
ST Stand Pipe	Pv Velocity pressure at a point in a pipe	EE 45° Elbow
UG Underground		Ee1 11¼° Elbow
		Ee2 22½° Elbow
		f Flow Device
		fd Flex Drop
		FDC Fire Department Connection
		fE 90° FireLock(TM) Elbow
		fEE 45° FireLock(TM) Elbow
		flg Flange
		FN Floating Node
		fT FireLock(TM) Tee
		g Gauge
		GloV Globe Valve
		GV Gate Valve
		Ho Hose
		Hose Hose
		HV Hose Valve
		Hyd Hydrant
		LtE Long Turn Elbow
		mecT Mechanical Tee
		Noz Nozzle
		P1 Pump In
		P2 Pump Out
		PIV Post Indicating Valve
		PO Pipe Outlet
		PrV Pressure Relief Valve
		PRV Pressure Reducing Valve
		red Reducer/Adapter
		S Supply
		sCV Swing Check Valve
		SFx Seismic Flex
		Spr Sprinkler
		St Strainer
		T Tee Flow Turn 90°
		Tr Tee Run
		U Union
		WirF Wirsbo
		WMV Water Meter Valve
		Z Cap



Attachment C

HAZMAT Classification Key	
OX1: Oxidizer, Class I	CL2: Combustible Liquid, Class II
OX2: Oxidizer, Class II	CL3A: Combustible Liquid, Class IIIA
OX3: Oxidizer, Class III	CL3B: Combustible Liquid, Class IIIB
OX4: Oxidizer, Class IV	AERO1: Level 1 Aerosol
HTOX: Highly Toxic	AERO2: Level 2 Aerosol
TOX: Toxic	AERO3: Level 3 Aerosol
FL1A: Flammable Liquid, Class 1A	CORR: Corrosive
FL1B: Flammable Liquid, Class 1B	FG: Flammable Gas
FL1C: Flammable Liquid, Class 1C	CG: Compressed Gas
FS: Flammable Solid	OG: Oxidizing Gas
IRR: Irritant	CD: Combustible dust
WR1: Water Reactive, Class 1	

HAZMAT Storage Location
S1 Warehouse

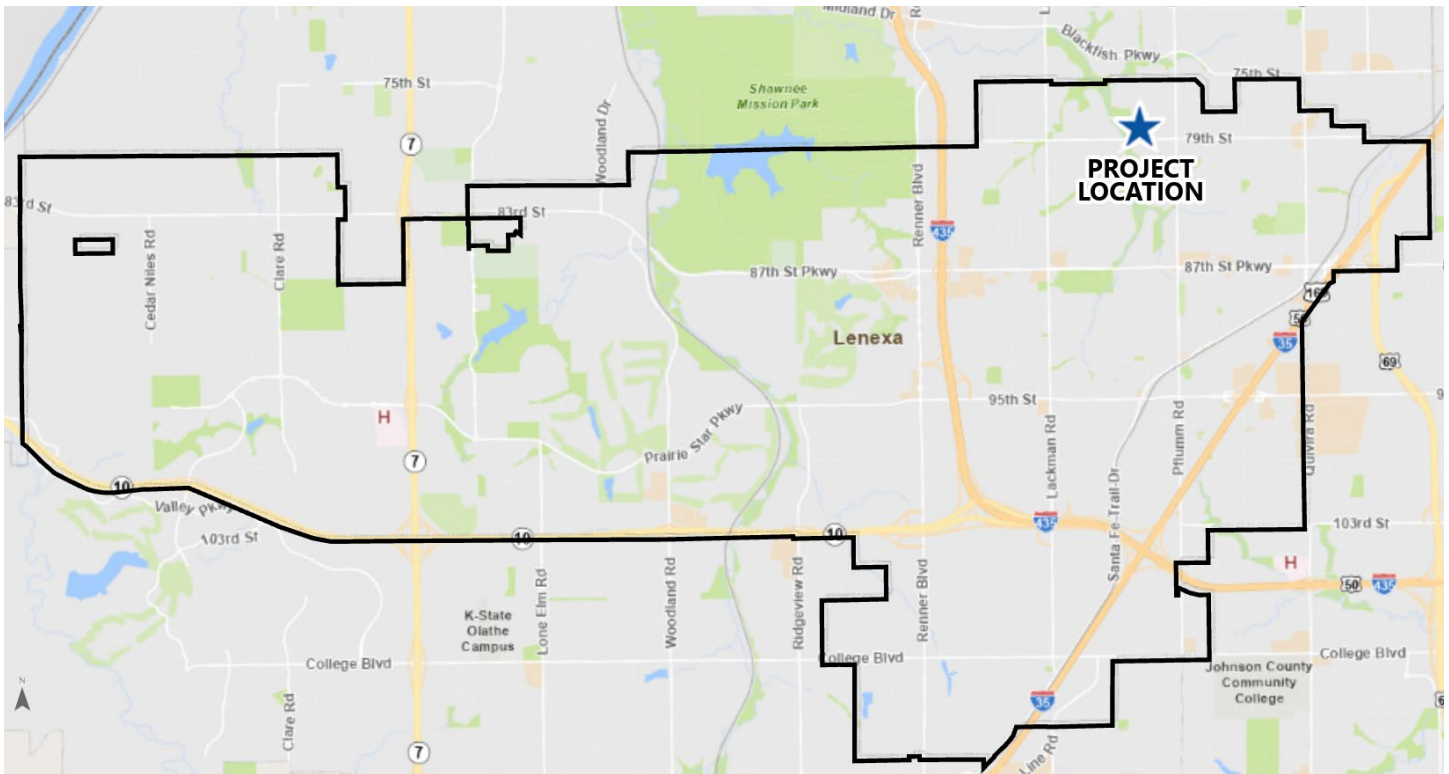
Product Name	Manufacturer	Vol of Container	Total No. Containers	HMIS rating	Chemical	CAS Number	Storage Location	Physical Hazard	Health Hazard	Total Quantity (l)	Total Quantity (gal)	Total Quantity (g)	Total Quantity (lb)
Dy Chlor	Aquabrite	5 lb 10 lb 25 lb 50 lb	Unlimited	Health - 3 Flammability - 0 Reactivity - 1	Sodium Dichloroisocyanurate, dihydrate 98-100% Sodium Chloride 0-2%	51580-86-0 7647-14-5	S1 Warehouse	OX1	CORR				120
Pool Breeze Pool Care System 3" Chlorinating Tablets	Solenis	5 lb 10 lb 25 lb 50 lb	Unlimited	Health - 3 Flammability - 0 Reactivity - 2	Trichloro-s-Triazinetrione 90-100% Boric Acid 0.5-1%	87-90-1 10043-35-3	S1 Warehouse	OX1					864
Spa Bromine Tablets	Natural Chemistry	2.5 lb 5 lb 25 lb 50 lb	20-400	Health - 3 Flammability - 0 Reactivity - 1	Bromochloro-5,5-dimethylhydantoin 98%	32718-18-6	S1 Warehouse	OX2	CORR				200
Pool Breeze Pool Care System Granular 68	Solenis	1 lb 5 lb 25 lb 50 lb 100 lb	30-3000	Health - 3 Flammability - 1 Reactivity - 1	Calcium Hypochlorite 60-70% Calcium Chloride 1.5-5% Calcium Hydroxide 1.5-5% Calcium Carbonate 1.5-5%	7778-54-3 10043-52-4 1305-62-0 471-34-1	S1 Warehouse	OX2	CORR				2,568
Pool Breeze Algicide	Arch Chemicals	1 gal 5 gal	100-800	Health - 3 Flammability - 0 Reactivity - 2	Quaternary Ammonium Compounds, Benzyl-Cl12-18-Alky - 49.80% Isopropyl Alcohol - 10.00% Water - 40.00	68391-01-5 67-63-0 7732-18-5	S1 Warehouse	CL2	CORR		120		
Champion Muriatic Acid	CPDI	1 gal 2.5 gal	80-200	Health - 3 Flammability - 0 Reactivity - 2	Hydrochloric Acid 30-40%	7647-01-0	S1 Warehouse	n/a	CORR		144		

HAZMAT Summary Interior Storage (S1)		
HAZMAT Type	Maximum Quantity in Storage	Maximum Allowable Quantity (MAQ)
CL2	120.00 gal	240gal*
Corr (Solid)	2888.00 lb	19500lbs**
Corr (Liquid)	264.00 gal	1950gal**
OX1	984.00 lb	Unlimited**
OX2	2768.00 lb	4500lbs**
Combustible Liquid	120.00 gal	240gal*

* Per Table 5003.1.1(1) in the 2018 IFC
 ** Per Table 5003.1.1.1 in the 2018 IFC

WHITE OAK ESTATES, SECOND PLAT

Project #:	RZ25-03 and PT25-03F	Location:	NEC of 79 th Street and Cottonwood Street
Applicant:	Matt Cox, Allenbrand-Drews	Project Type:	Rezoning and Final Plat
Staff Planner:	James Molloy	Proposed Use:	Single-family



PROJECT SUMMARY

The applicant requests approval to rezone the property, Parcel IF241221-4011, from the R-1, Residential Single-Family District, to the RP-1, Planned Residential (Low-Density) District, as well as Final Plat approval to modify to platted lots and to combine Parcels IF241221-4011 and IP8460001-0035 to create one new single-family lot (Lot 40) as part of White Oak Estates, Second Plat.

The applicant intends to construct a one-story, 4,100 square-foot single-family residence on the newly created lot. A public hearing is required for the rezoning request.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS ON THE PLAT

SITE INFORMATION

The site is located near the northeast corner of 79th Street and Cottonwood Street in the White Oak Estates Subdivision. The site currently consists of two undeveloped “remnant” parcels, one unplatted, and one containing portions of Lots 35 and 36 of White Oak Estates.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
1.86	4,100	R-1 / RP-1	Suburban Residential



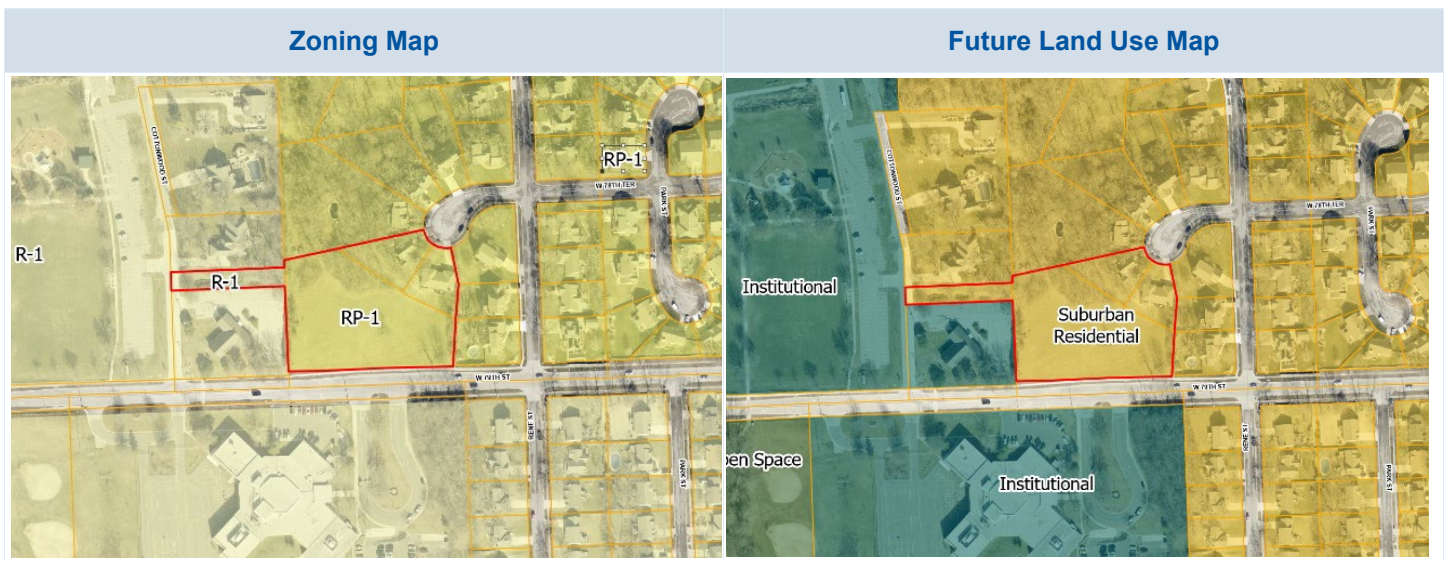
Exhibit 1: Aerial Image of Subject Site.



Exhibit 2 and 3: Site photo, taken by Staff and Google Street View of the subject site.

LAND USE REVIEW

The proposed rezoning and final plat request will allow the property to be replatted as one lot with the same zoning to accommodate the construction of a single-family residence on the site with access from Cottonwood Street, a local street. The platted portion of the site was originally rezoned and platted as part of White Oak Estates in 1977 as Lots 35 and 36, while the unplatted portion of the property is a “remnant” parcel that was an access easement to the rear portions of proposed Lots 35A/36A, created in 1986. This unplatted parcel provides access to the proposed single-family residence, as per Section 4-1-C-6-C, “direct access to collector streets from single-family lots is discouraged”, and W. 79th Street is a designated collector street.

[illegible]

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Suburban Residential	R-1 / RP-1	Vacant Property
	North	RP-1	Single Family Residence
	South	R-1	School
	East	RP-1	Single Family Residence
	West	R-1	Church

REZONING REVIEW

TABLE 2: REZONING ANALYSIS

Current Zoning	Proposed Rezoning
	

The applicant requests rezoning for a 0.22-acre parcel off Cottonwood Street from the R-1, Residential Single-Family District, to the RP-1, Planned Residential (Low-Density) District. Since the applicant proposes to utilize this parcel for access and construct a single-family home on the adjacent RP-1 parcel to the east (see Exhibit 3), rezoning is required to avoid having a lot with split zoning. R-1 and RP-1 are essentially identical zoning districts, except that the RP-1 requires a preliminary plan be accompanied with it and allows for deviation requests to be made. Staff provides the following analysis for the review criteria within [Section 4-1-G-5](#) of the UDC.

1. The character of the neighborhood.

The neighborhood consists primarily of single-family subdivisions, as well as a church, elementary school, a park, and the City of Lenexa's Municipal Services service center. This rezoning is compatible with the character of the neighborhood.

2. The zoning and use of properties nearby.

The subject property is located adjacent to and within the White Oak Estates subdivision. Adjacent properties are zoned either R-1 or RP-1, consisting of primarily single-family residences, with an elementary school and church located directly south and west, respectively. The surrounding land use and zoning designations are listed in Table 1 of this report.

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

The property as it exists is not suitable for any development, due to its relatively small size. By rezoning the property to RP-1, this property can be platted and combined with the adjacent parcel and will serve as the access point for a single-family residence.

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

The proposed use is not expected to detrimentally affect nearby property. The requested change of zoning will allow two properties, which are currently undevelopable, to be developed with a single-family residence. It is Staff's opinion that the proposed use matches the character of the surrounding properties.

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

The subject property has been undeveloped and used as an access easement since its creation in 1986.

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.

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.

The Future Land Use (FLU) Map of the Comprehensive Plan designates the site as Suburban-Density Residential, which allows for single-family residences which resemble the character and form of a traditional single-family neighborhood. The RP-1 Zoning District is intended to accommodate low-density, single-family residential development in areas where adequate public facilities and services are available. It is Staff's opinion that the Suburban-Density Residential FLU category is well suited for the RP-1 zoning designation.

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 in a developed area of the City. Adequate utilities and services are provided to the subject property.

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 that the proposed use will not adversely impact the capacity or safety of the street network or present a parking problem within the vicinity of the property. The subject property is proposed to be platted into the adjacent parcel and will serve as the primary access into the property. This is necessary, as W. 79th Street is a collector street, which discourages additional curb cuts and access points, particularly for low-density residential.

Cottonwood Street does have peak periods of traffic backup (school or soccer, for example) and this may become an inconvenience for the eventual resident of the new single-family residence, but the new residence will generate approximately 10 additional vehicle trips per day to the street system.

The site will provide adequate parking as shown in Table 3.

TABLE 3: PARKING CALCULATIONS

Use	Standard	Required	Provided
Single-Family Residence	2 spaces per dwelling unit	2 spaces	3 spaces
TOTAL		2	3

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 site is currently an undeveloped lot, within a built-out, suburban residential neighborhood. Development of a residence on this parcel will inherently create an increase in run-off, as there will be impervious surface added to the lot. It is not expected that this increase in run-off will be excessive or create any additional issues with water, air, or noise pollution, or any 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.

It is Staff's opinion that the development of a single-family residence will have a limited impact on the stormwater system.

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 proposal to combine the subject property and adjacent property and construct a single-family residence can satisfy all zoning requirements, including requirements within the RP-1 Zoning District and subdivision standards set by Section 4-2 of the Unified Development Code.



Exhibit 4: Proposed Site Plan.

FINAL PLAT REVIEW

The applicant proposes a final plat creating three lots on 1.86 acres and entails replatting portions of Lots 35 and 36 of the White Oak Estates subdivision, which were originally platted in 1977, and platting an unplatted parcel, which was split in 1986.

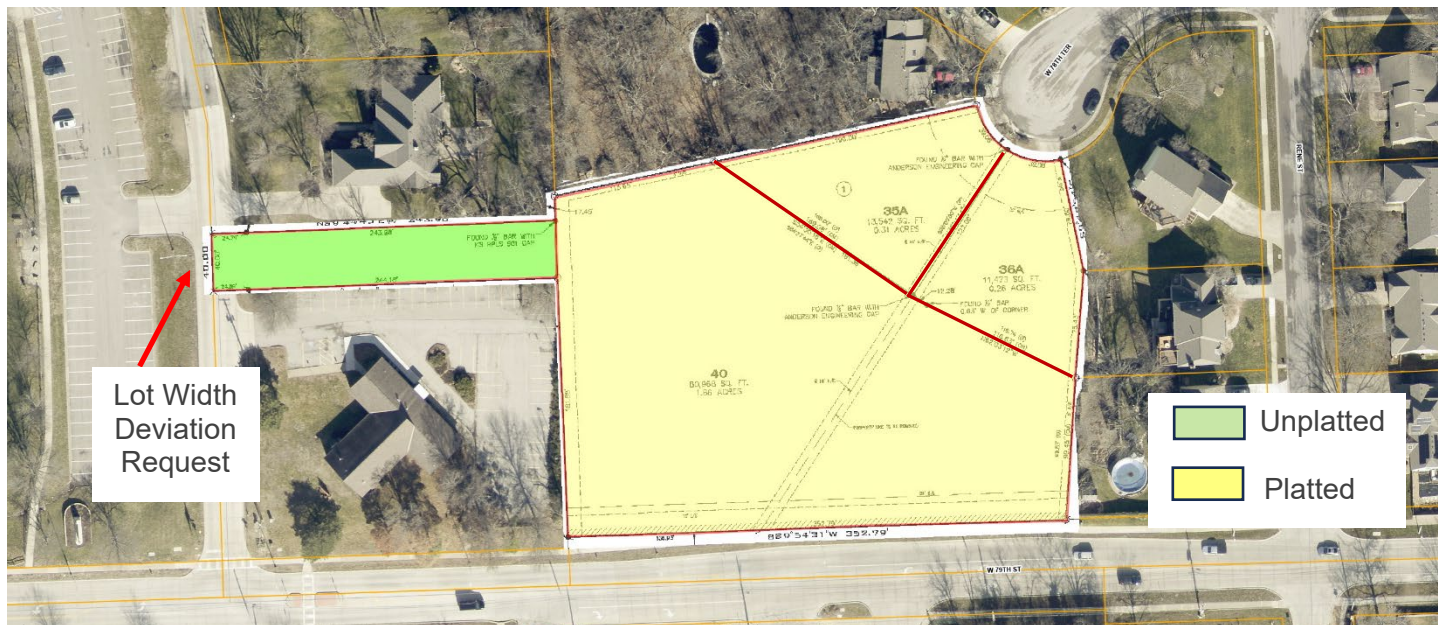


Exhibit 5: Proposed Plat Map

This replat will not dedicate any additional street right-of-way, tracts, or utility easements. All existing easements dedicated to White Oak Estates will remain as dedicated. Utility service is provided to the subject property and will not require additional utilities to be constructed, aside from those necessary to connect the subject property into existing service.

The final plat complies with the subdivision requirements of [Section 4-2](#) of the UDC with the exception of a requested deviation for lot width. This deviation is discussed in detail within the Deviations section of this report.

DEVIATIONS

The applicant requests a 30-foot deviation from [Section 4-1-B-5-F](#) of the UDC related to the minimum required lot width of 70 feet. The applicant is requesting a lot width of 40 feet for the portion of the lot adjacent to Cottonwood Street. The lot currently exists at this nonconforming width of 40 feet. The City Planning Commission has the authority to approve deviations provided the criteria from [Section 4-1-B-27-G-4](#) of the UDC are met.

The following table details the lot width deviation request.

TABLE 4: REQUESTED DEVIATION			
Lot	Proposed Lot Width	Required Lot Width	Difference
Lot 40	40 feet	70 feet	-30 feet

[Section 4-1-B-27-G-4-c](#) of the UDC states that lot width deviations may be granted for up to 50% of the required minimum required lot width of the zoning designation. The required minimum lot width is 70 feet, which calculates to a maximum deviation of 35 feet. The proposed lot width is 40 feet, which requires a deviation of 30 feet.

The deviation request is necessitated by the requirement for access from Cottonwood Street. While the property primarily fronts W. 79th Street, the property may not receive access from that street, as it is a collector street and is prohibited from singular residential access. As the property is accessed from Cottonwood Street, the Cottonwood Street frontage would be considered the front yard, while W. 79th Street would be considered a side yard. The applicant has also designed the layout of the residence to face Cottonwood Street, as opposed to W. 79th Street. While short width of the lot would not be supported in most other scenarios, considering the limited site access, Staff is supportive of the lot width deviation to allow the lot width of 40 feet, which will allow the proposed lot to be developed and gain access off Cottonwood Street.

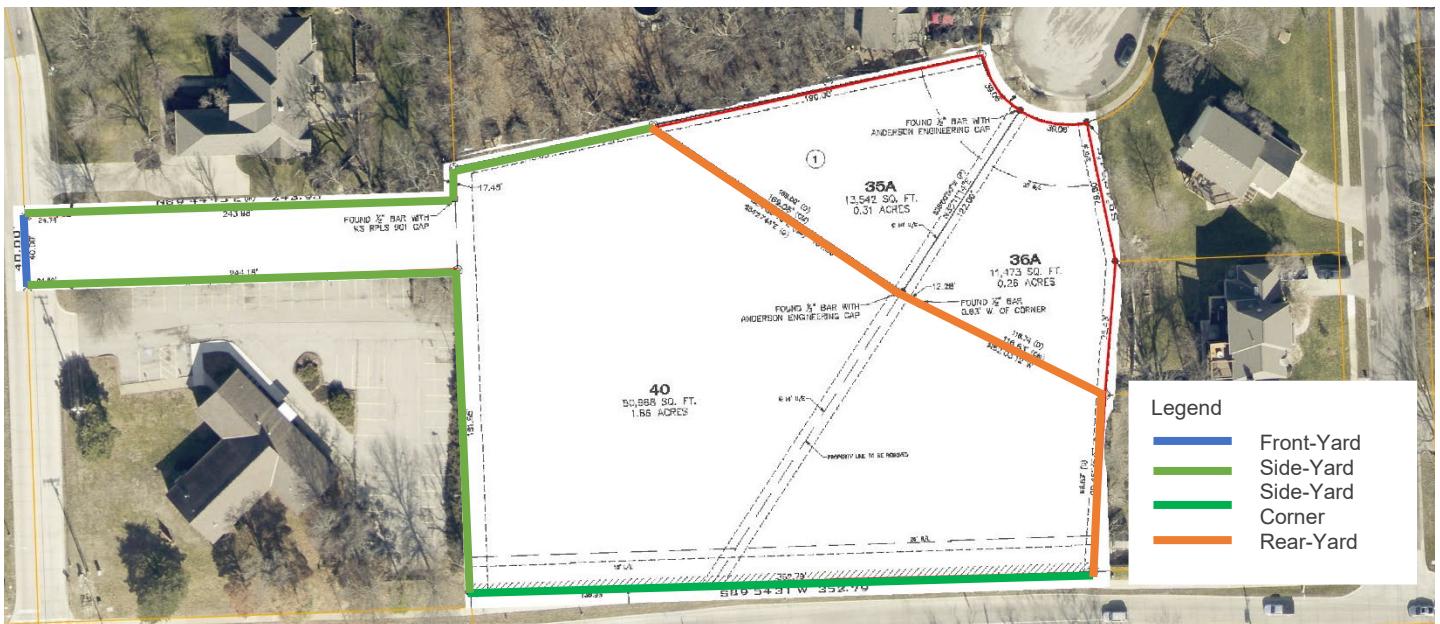


Exhibit 6: Yard Designations

NEXT STEPS

- The Planning Commission is the final authority for the final plat pending rezoning approval. The rezoning request 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 May 20, 2025.
- Prior to submitting the final plat, the applicant must make requested revisions to the plat document.
- A landscape plan, including a code-compliant fence detail and plant schedule, shall be provided to and approved by City staff, prior to the plat being recorded.
- 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

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed rezoning and final plat for White Oak Estates, Second Plat.**

- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** and to create ***Vibrant Neighborhoods***.

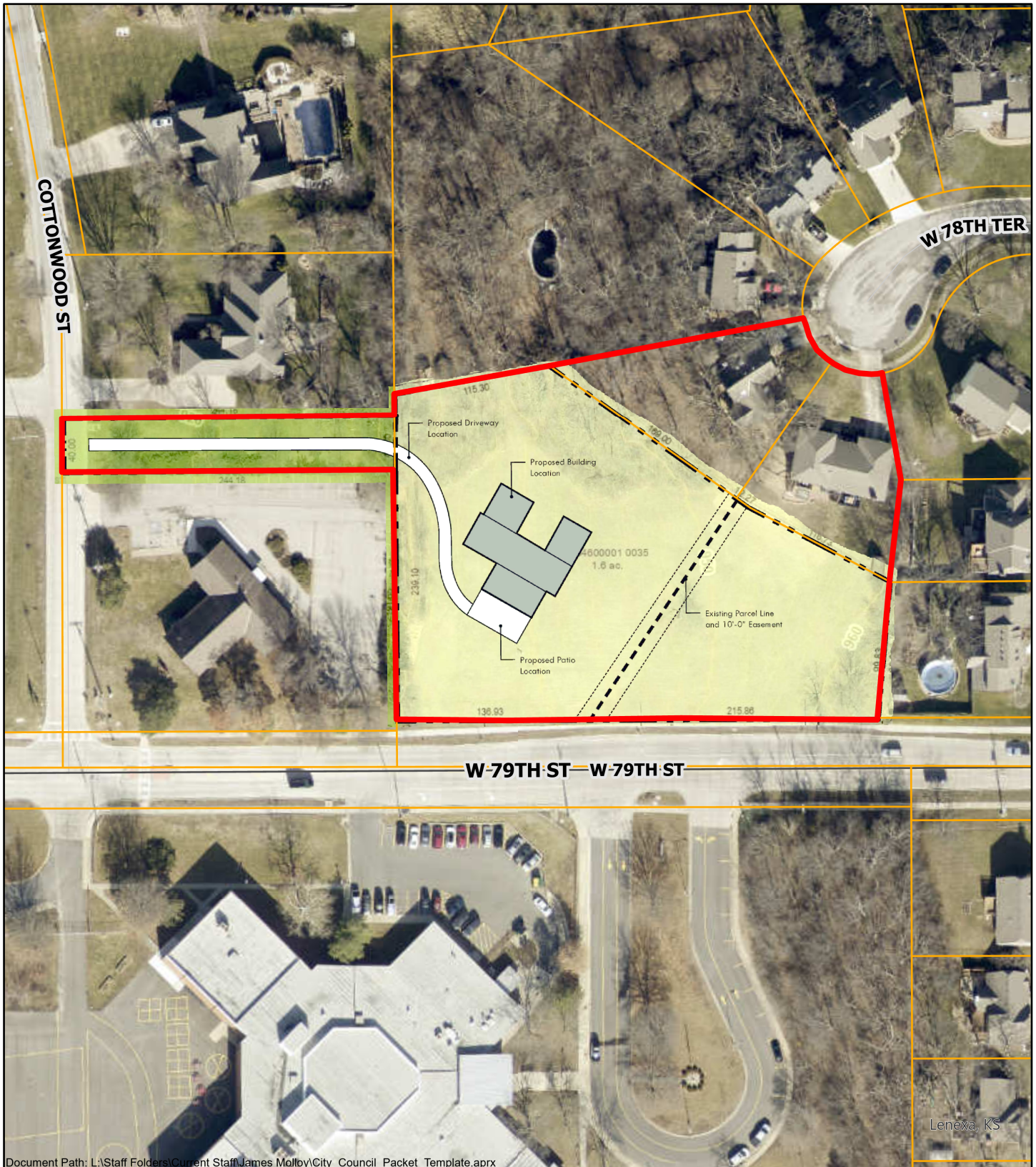
REZONING

Staff recommends **APPROVAL** of rezoning property from R-1 to RP-1 for RZ25-03 near the northeast corner of W. 79th Street & Cottonwood Street.

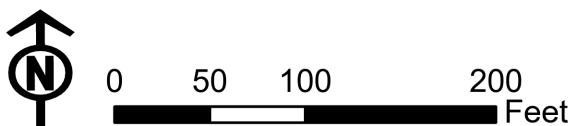
FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT25-03F – **White Oak Estates, Second Plat**, near the northeast corner of 79th Street & Cottonwood Street, to accommodate the construction of one single-family residence with the following condition:

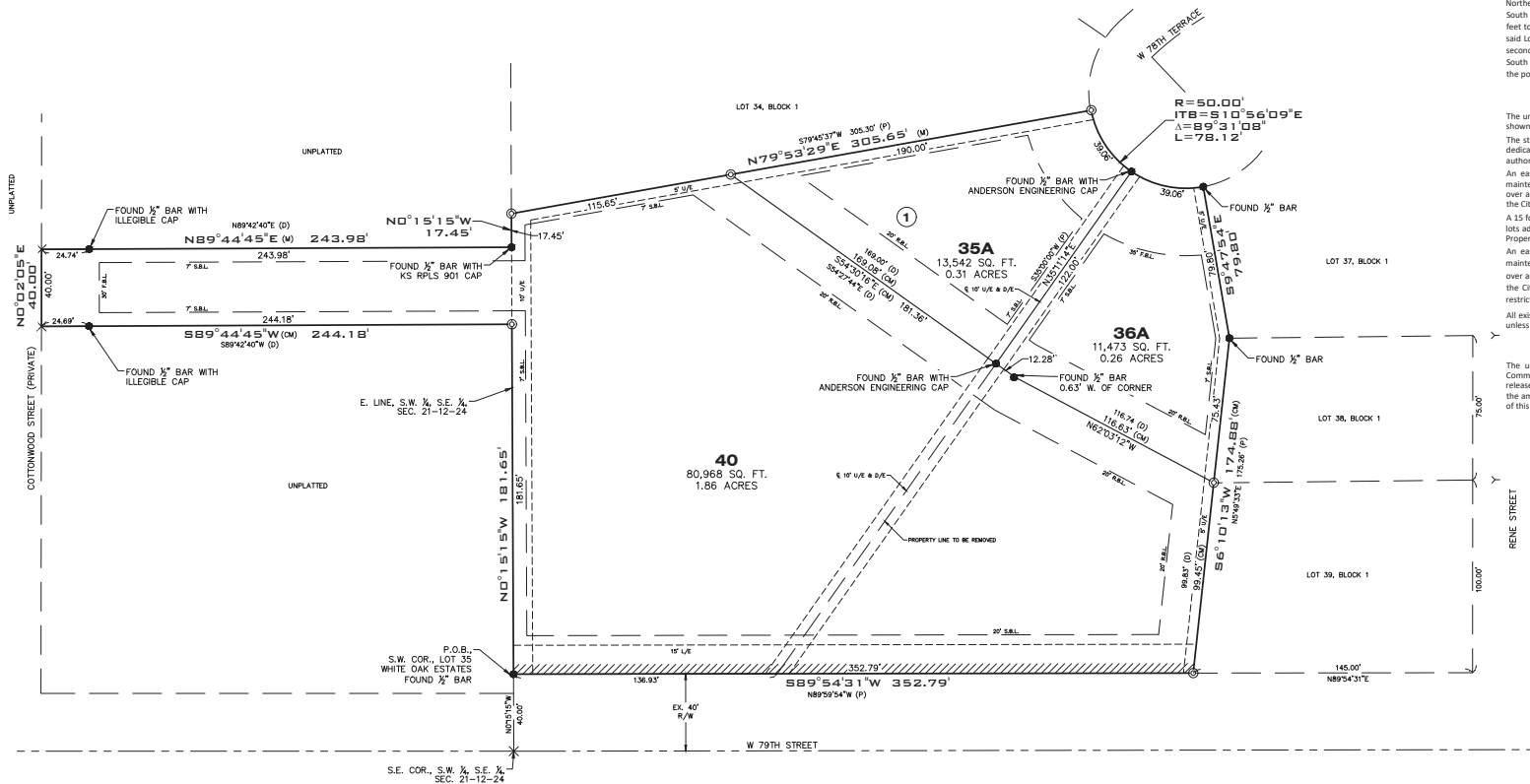
1. A landscape plan, including a code-compliant fence detail and plant schedule, shall be provided to and approved by City Staff, prior to the plat being recorded.



White Oak Estates Second Plat Rezoning and Final Plat

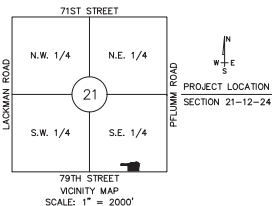


FINAL PLAT OF
WHITE OAK ESTATES, SECOND PLAT
PT. S.W. 1/4, S.E. 1/4, SEC. 21-12S-24E &
REPLAT OF LOTS 35 & 36, BLOCK 1, WHITE OAK ESTATES
CITY OF LENEXA, JOHNSON COUNTY, KANSAS



ERROR OF CLOSURE
Perimeter: 1718.49' Area: 105982.33 Sq. Ft.
Error Closure: 0.0057 Course: S29°24'00"E
Error North: -0.00501 East: 0.00282
Precision 1: 300138.60

BASIS OF BEARINGS: N0°15'15"W along the west
line of Lot 35, Block 1, White Oak Estates



EXECUTION
OWNER OF LOT 35A
IN TESTIMONY WHEREOF, JOYCE L. MALL TRUST DATED SEPTEMBER 19, 2001 has caused this instrument to be executed this ____ day of ____ 20__.

By: _____
Joyce L. Mall, Trustee
STATE OF KANSAS)
COUNTY OF JOHNSON) SS:

BE IT REMEMBERED that on this ____ day of ____ 20__, before me, the undersigned, a Notary Public in and for said County and State, came Joyce L. Mall, Trustee of the Joyce L. Mall Trust dated September 19, 2001, who is personally known to me to be such person who executed the within instrument.

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

Notary Public: _____ My appointment expires: _____

OWNER OF LOT 36A
IN TESTIMONY WHEREOF, DANIEL GRODZICKI has caused this instrument to be executed this ____ day of ____ 20__.

By: _____
Daniel Grodzicki
STATE OF KANSAS)
COUNTY OF JOHNSON) SS:

BE IT REMEMBERED that on this ____ day of ____ 20__, before me, the undersigned, a Notary Public in and for said County and State, came Daniel Grodzicki, who is personally known to me to be such person who executed the within instrument.

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

Notary Public: _____ My appointment expires: _____

OWNER OF LOT 40
IN TESTIMONY WHEREOF, JONATHAN R. GRIKPA AND ABBEY A. GRIKPA have caused this instrument to be executed this ____ day of ____ 20__.

By: _____
Jonathan R. Grikpa
STATE OF KANSAS)
COUNTY OF JOHNSON) SS:

BE IT REMEMBERED that on this ____ day of ____ 20__, before me, the undersigned, a Notary Public in and for said County and State, came Jonathan R. Grikpa and Abbey A. Grikpa, who are personally known to me to be such persons who executed the within instrument.

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

Notary Public: _____ My appointment expires: _____

LEGAL DESCRIPTION

All that part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 12 South, Range 24 East and all of Lots 35 and 36, Block 1, White Oak Estates, a subdivision of land in the City of Lenexa, Johnson County, Kansas, being more particularly described by Matthew R. Cox, PS-1637 on March 17, 2025 as follows:

Beginning at the Southwest corner of said Lot 35; thence North 0 degrees 15 minutes 15 seconds West, along the West line of said Lot 35 and the East line of the Southwest Quarter of the Southeast Quarter of said Section 21, a distance of 181.65 feet; thence South 89 degrees 44 minutes 45 seconds West, a distance of 244.18 feet; thence North 0 degrees 02 minutes 05 seconds East, a distance of 40.00 feet; thence North 89 degrees 44 minutes 45 seconds East, a distance of 243.98 feet to a point on the West line of said Lot 35 and the East line of the Southwest Quarter of the Southeast Quarter of said Section 21; thence North 0 degrees 15 minutes 15 seconds West, along the West line of said Lot 35 and the East line of the Southwest Quarter of the Southeast Quarter of said Section 21, a distance of 17.45 feet to the Northwest corner of said Lot 35; thence North 79 degrees 53 minutes 29 seconds West, along the North line of said Lot 35, a distance of 305.65 feet to the Northeast corner of said Lot 35; thence South easterly and easterly, along the Northeastly lines of said Lots 35 and 36, along a curve to the left, having a radius of 50.00', an initial tangent bearing of South 10 degrees 56 minutes 09 seconds East, a central angle of 89 degrees 31 minutes 08 seconds, a distance of 78.12 feet to the Northeast corner of said Lot 36; thence South 9 degrees 47 minutes 54 seconds East, along the East line of said Lot 36, a distance of 79.80 feet to the most Easterly corner of said Lot 36; thence South 6 degrees 10 minutes 13 seconds West, along the East line of said Lot 36, a distance of 174.88 feet to the Southeast corner of said Lot 36; thence South 89 degrees 54 minutes 31 seconds West, along the South line of said Lots 35 and 36, a distance of 352.79 feet to the point of beginning, containing 2.43 acres, more or less.

DEDICATION

The undersigned proprietors 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 "WHITE OAK ESTATES, SECOND PLAT".

The streets, terraces and roads shown on this plat were dedicated for public use and public ways and thoroughfares dedicated to the City of Lenexa, Johnson County, Kansas at Book 43, Page 25 for its use and that of its designees or duly authorized agents.

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, ducts and cables, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" was "U/E" is hereby granted to the City of Lenexa, Kansas.

A 15 foot wide "Landscape Easement" or "L/E" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, off of lots adjoining and parallel with all street right-of-way lines. Maintenance of the "L/E" shall be the responsibility of the Property Owner.

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, and other obstacles that would restrict the flow of drainage.

All existing easements or rights-of-way heretofore dedicated shall remain and be unaffected with the filing of this plat unless otherwise noted.

CONSENT TO LEVY

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

APPROVALS

APPROVED BY the Planning Commission of the City of Lenexa, Kansas, this ____ day of ____ 20__.

By: _____
Chris Poss, Chairman

APPROVED BY the Governing Body of the City of Lenexa, Kansas, this ____ day of ____ 20__.

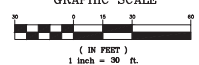
By: _____ Attest: _____
Michael A. Boehm, Mayor Jennifer Martin, City Clerk

LEGEND

- BAR FOUND AS DESCRIBED
- SET 1/2" X 24" REBAR WITH PLASTIC KS GLS 90 CAP
- X CALCULATED POINT
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- L/E LANDSCAPE EASEMENT
- B/L BUILDING LINE
- (P) PLATTED BEARING OR DISTANCE
- (D) DEED BEARING OR DISTANCE
- (M) MEASURED BEARING OR DISTANCE
- (CM) CALCULATED MEASUREMENT
- ////// LIMITS OF NO ACCESS



GRAPHIC SCALE



WHITE OAK ESTATES, SECOND PLAT

CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS



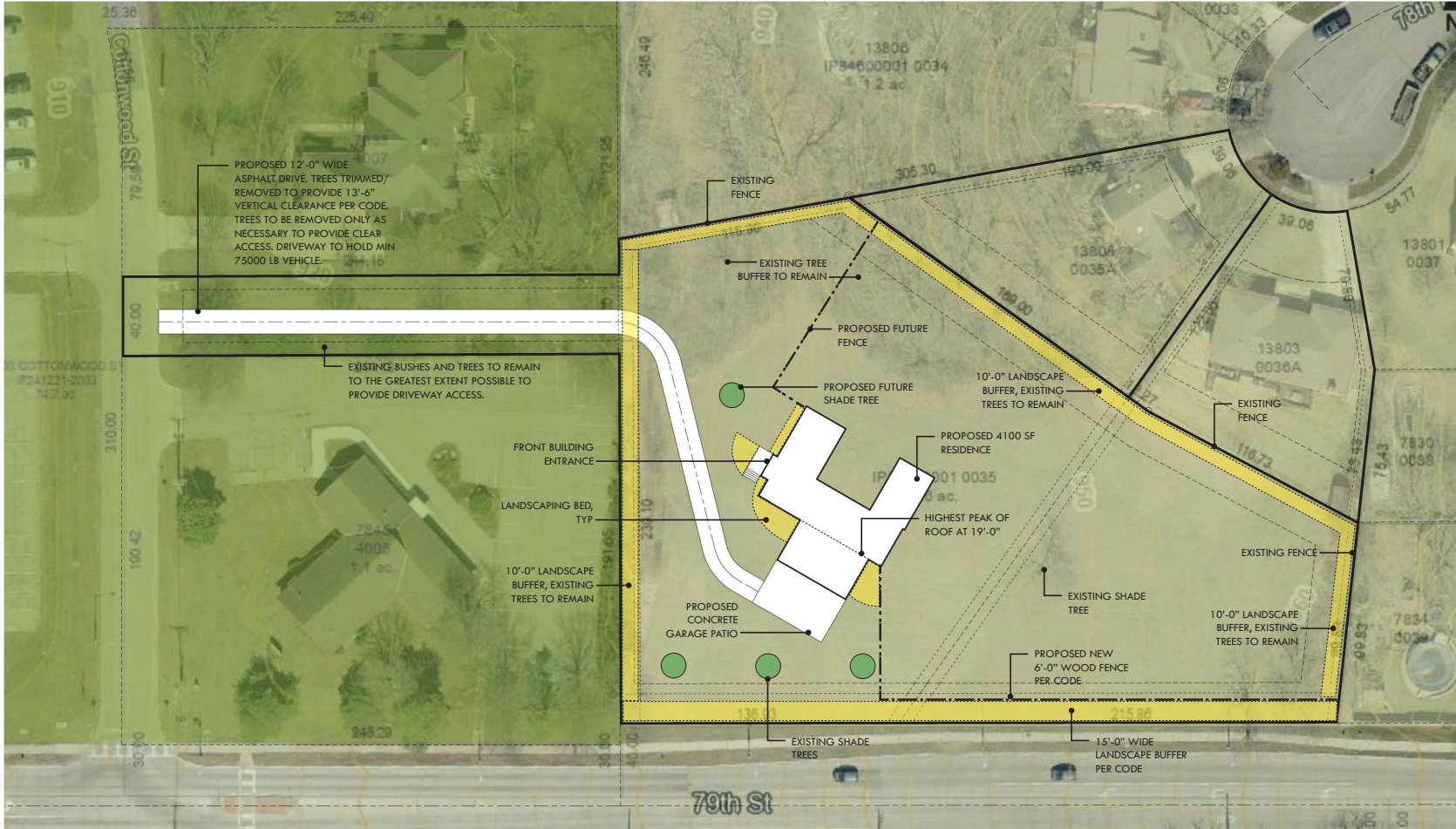
AD PROJECT #41080

122 N. WATER STREET
OLATHIE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

14 W. PLORIA
PAOLA, KANSAS 66071
PHONE: (913) 557-1076
FAX: (913) 557-6904

SEC. 21-12-24

FINAL PLAT



NOTES
PROPOSED RESIDENCE TO BE EQUIPPED WITH NFPA 13D SPRINKLER OR P2904 SPRINKLER AS DIRECTED BY LENEXA FIRE DEPARTMENT.
EXISTING TREES TO REMAIN TO THE GREATEST EXTENT POSSIBLE. TREES WILL BE REMOVED AT A MINIMUM TO ALLOW FOR DRIVEWAY ACCESS.
RESIDENCE ANGLED EAST OF NORTH 30 DEGREES WITH FRONT BUILDING FACADE FACING COTTONWOOD STREET.

JON GRIPKA, AIA

No.	Description	Date

THE DOCUMENTS AND SPECIFICATIONS IN THIS SET ARE THE PROPERTY OF JONATHAN AND ABBEY GRIPKA AND SHALL NOT BE USED FOR ANY OTHER WORK OR IN ANY OTHER LOCATION.

GRIPKA RESIDENCE

NOT FOR CONSTRUCTION

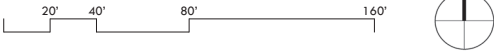
79TH STREET AND COTTONWOOD STREET
6621 S

SITE PLAN CONCEPT

ISSUE DATE Issue Date

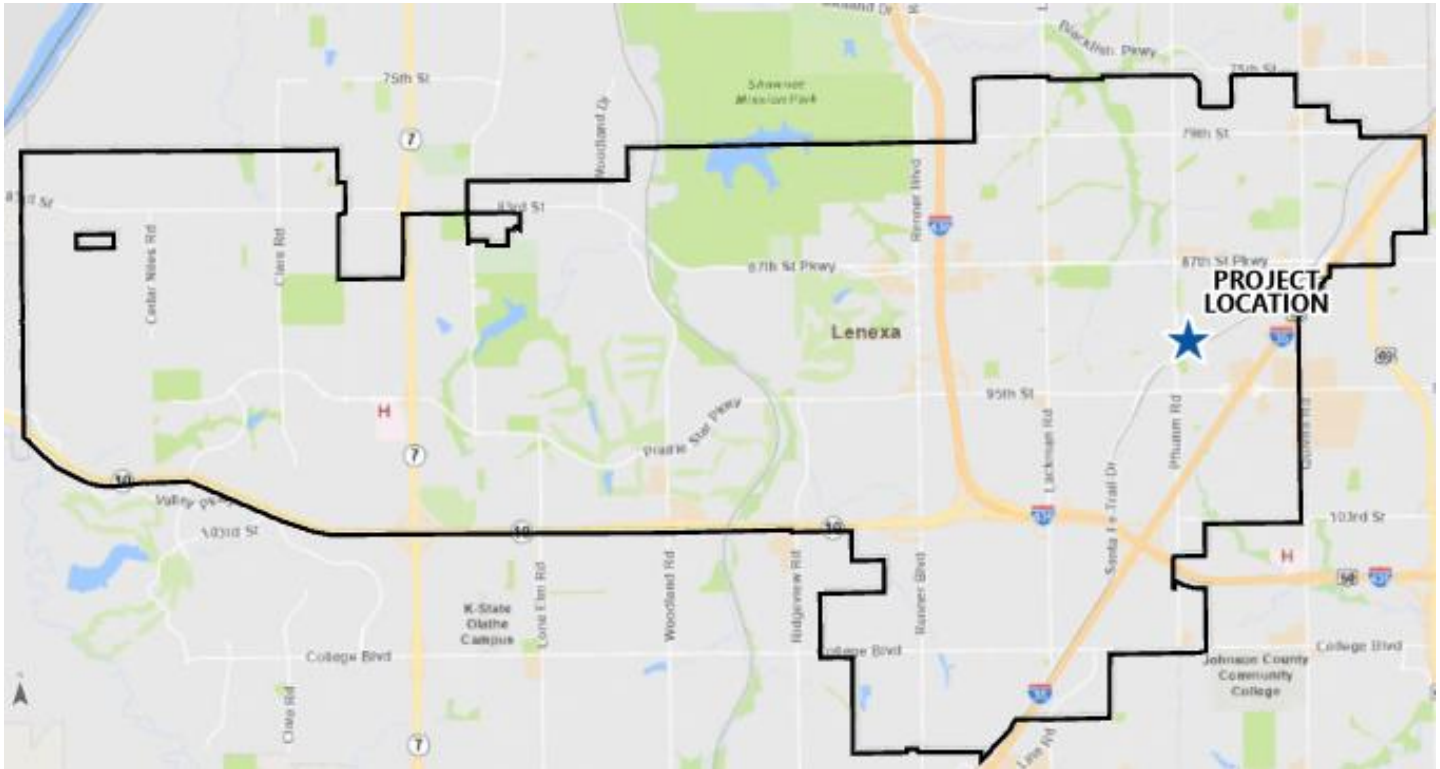
SP100

SITE PLAN CONCEPT
NTS



RETAIL LENEXA OLD TOWN

Project #:	PL25-07P	Location:	9213 Pflumm Road
Applicant:	Tom Nolte, Nolte Architecture	Project Type:	Preliminary Plan
Staff Planner:	Jessica Lemanski	Proposed Use:	Retail and other uses



PROJECT SUMMARY

The applicant requests approval of a preliminary plan for a new, 5,200 square-foot building in the HBD, Planned Historic Business District, located at 9213 Pflumm Road to accommodate retail and other uses allowed in the district. The site is currently undeveloped, but three structures (a house, garage, and shed) existed on the property until they were demolished in 2018. The building is proposed to be situated at the midblock of Pflumm Road between W. 92nd Street and Santa Fe Trail Drive. The HBD District, which covers the City's historic commercial core, aims to preserve the historical significance and unique qualities of the area while encouraging economic vitality and compatible development.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site is at the midblock of Pflumm Road between W. 92nd Street and Santa Fe Trail Drive. The site is currently an empty grassed lot with a sidewalk featuring historic brick pavers along Pflumm Road. The property fronts the northwest section of the public alley that provides access to the City-owned parking lot from Pflumm Road, as well as to the back entrances of the retail and restaurant buildings that front along Santa Fe Trail Drive.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
0.25	5,200	HBD	Mixed Use



Exhibit 1: Aerial image of subject site.

LAND USE REVIEW

The subject property is situated on Lot 14 and 15, Block 4 of the Lenexa City Plat, recorded in 1869. The site is zoned HBD, Planned Historic Business District. The property is situated behind several retail and restaurant businesses that front Santa Fe Trail Drive within Historic Old Town Lenexa. A City-owned parking lot sits east of the site and is accessed by the public alley from either W. 92nd Street or Pflumm Road.

The applicant is proposing a multi-tenant retail and mixed-use building. The middle tenant space is proposed to be a custom tailor shop, with no other tenants currently proposed by the applicant. Retail is a permitted use within the HBD District.

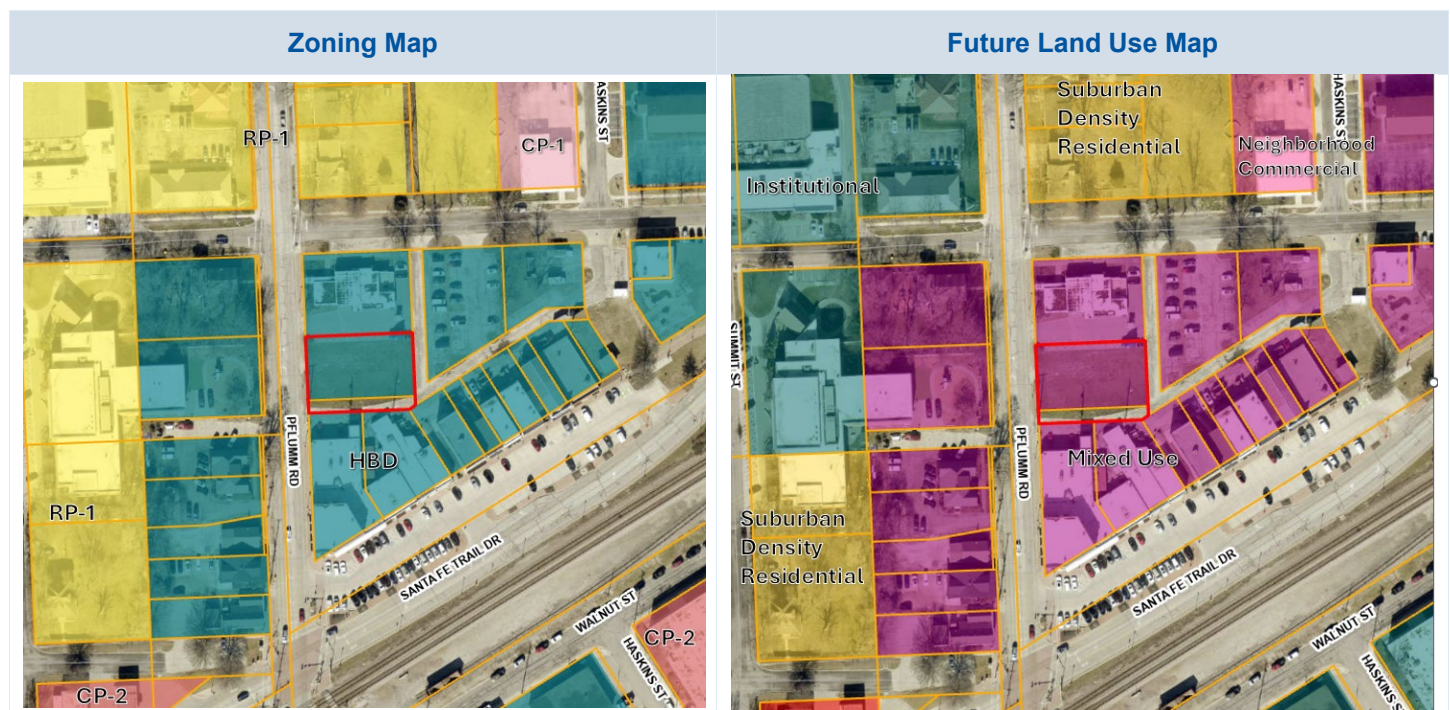


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Mixed Use	Historic Business District	Undeveloped
North	Mixed Use	Historic Business District	Banking Services
South	Mixed Use	Historic Business District	Restaurant, General
East	Mixed Use	Historic Business District	Church or Place of Worship
West	Mixed Use	Historic Business District	Public Parking

PRELIMINARY PLAN REVIEW

The 0.25-acre site is located at the midblock of Pflumm Road between W. 92nd Street and Santa Fe Trail Drive. The site is currently undeveloped and sits adjacent to a City-owned parking lot, a bank, a public alleyway that provides access to the parking lot, and the rear of the retail buildings that front along Santa Fe Trail Drive. The rear of the Holy Trinity Early Education Center is across Pflumm Road.

The preliminary plan proposes a one-story, three-tenant-space building fronting Pflumm Road, with associated parallel parking spots on the south side of the building along the public alley, and sidewalks along the east and south sides of the building.

The north side of the site is planned to be landscaped. An insulated overhead docking door is situated on the east side of the building to accommodate deliveries and shipments for tenants. The dumpster enclosure is also placed on the east side of the building next to the overhead door and adjacent to the public alleyway.



Exhibit 2: Site Plan.

The building occupies the majority of the site, while still complying with required setbacks under the HBD standards. The brick sidewalk along Pflumm Road will remain and concrete will be added to expand the pedestrian walkway leading up to the main entrance of the building. A concrete sidewalk will also be added to the south side of the building with bulb outs on the corners where the public alley intersects with Pflumm Road and the driveway along the east side of the building.

DIMENSIONAL STANDARDS

TABLE 2: DIMENSIONAL STANDARDS		
Feature	Requirement	Proposed
Minimum District Size	n/a	10,730 SF (0.25 ac)
Maximum District Size	n/a	
Minimum Setback from Streets	10'	East (Pflumm Road): 10'
Minimum Setbacks, Other	10'	North: 10' South: 22.35' West: 11.1'
Maximum Height	45'	19'4" (top of parapet)
Minimum Open Space	n/a	2,578 SF (24%)

The front façade of the building is set back at least 22 feet from Pflumm Road, and 10 feet from the property line on the north and east sides of the lot, which is in compliance with the setbacks for the Historic Business District. The south side of the building is proposed to be constructed at least 22 feet from the opposite curb of the public alley drive aisle. A 16-foot public-access easement exists within the drive aisle to allow the movement of vehicles through the alley. The curb along the south side of the building bulbs out on either side of the property line and allows for 3 parallel parking spaces along the alley, including one accessible space.

The parking spaces for the neighboring property to the north currently encroach into the northern area of the subject property. The applicant intends to replat the property to adjust the lot line and eliminate the encroachment. The subject property is currently platted as Lot 14 and 15, Block 4 of the Lenexa City Plat. The plat was recorded in 1869. The applicant submitted a final plat for the property, which is currently scheduled for consideration at the June 2, 2025 Planning Commission meeting, to remove the lot line between Lots 14 and 15 and create one lot so that the building does not cross the platted lot line. Additionally, the lot line on the north side of the property, between Lot 15 and Lot 16, will be adjusted to eliminate the encroachment of the neighboring property's parking spaces onto the subject property. There is a 5' permanent drainage easement on the east corner of the southern lot line and a permanent parking, access, and utility easement along the southern lot line. The final plat will need to comply with UDC [Section 4-2](#) and must be approved prior to or with Final Plan approval. The development will still need to comply with setbacks pursuant to the adjusted north lot line or a deviation will need to be sought at the time of final plan consideration.

PUBLIC IMPROVEMENTS

The sidewalk along Pflumm Road is planned to be widened to allow for a pedestrian oriented configuration. Additionally, the driveway entrance and concrete curb and gutter that currently exist along Pflumm Road that provided access for the former house are planned to be removed and the sidewalk will be replaced with brick pavers to match the adjacent sidewalks. All utilities serving structures immediately surrounding the demolition boundary shall remain in service throughout the project. Although the public alley will be widened as it enters from Pflumm Road, no new streets are proposed with the construction of the building.

ACCESS TRAFFIC, AND PARKING

Per UDC Section 4-1-D-C, a retail use would normally be required to provide 1 space per 250 square feet; however, per UDC Section 4-1-D-E, development within the HBD District is exempt from strict compliance with the parking space requirements listed in Section 4-1-D-C. In lieu of strict compliance with the parking requirements, the site was analyzed by Staff and, based on the limited use of the building and public parking provided adjacent to the site, Staff determined that the development is able to be parked by the City public parking lot and the three spaces on the south side of the property.

The changes to the site include the addition of 3 parallel parking spaces along the public alley that provides access to the City-owned public parking lot. These spaces will provide convenient access to the building for users. The City-owned parking lot provides approximately 50 parking spaces, with an additional 86 regular spaces and 4 handicapped accessible spaces at the front of the buildings along Santa Fe Trail Drive.

TABLE 3: PARKING ANALYSIS			
Use	Requirement	Required	Provided
Retail	1 space per 250 square feet (HBD exempt from strict compliance)	To be determined by Staff	3 plus public spaces in City lot
TOTAL			3 plus public spaces in City lot

STORMWATER

Stormwater management will be handled on-site, with underground treatment and detention being provided along the north property line in a 48-inch HDPE pipe.

FIRE PREVENTION

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

LIGHTING

Details regarding site lighting are not required with a preliminary plan. It is expected for the building to include light fixtures and potentially some pedestrian scale lighting along the walkways. A photometric plan and details of exterior lighting will be provided with the final plan.

LANDSCAPING

The site will have new landscape materials planted. There are no existing trees or landscaping on the site. The new landscaping will be installed primarily on the north- and southeast corners of the building, with additional plantings on the southwest corner.

A detailed landscape plan that identifies the plant type and size will be provided with the final plan submittal.



Exhibit 3: Preliminary landscape plan.

ARCHITECTURE

The new building features a brick and wood front façade with four doors for tenant spaces and windows. The doorways will be painted wood with bronze colored metal awnings to emphasize the main entrance. The sides of the building carry the brick detailing throughout the bottom of the structure but primarily consist of stucco walls with a side entrance door and window on each side. Brick pillars along the sides of the building serve to break up the longer walls where there are less architectural features. An overhead insulated door, painted to match the wood on the front façade is located at the rear of the building on the east side. Roof-mounted mechanical equipment will be screened by the parapet of the building. The dumpster is proposed to be on the southeast side of the building to minimize any obstructions with the parking lot drive aisle adjacent to the east property line.



Exhibit 4: West façade facing Pflumm Road.

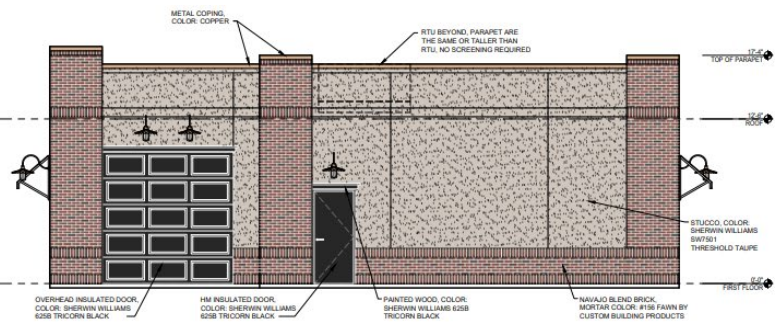
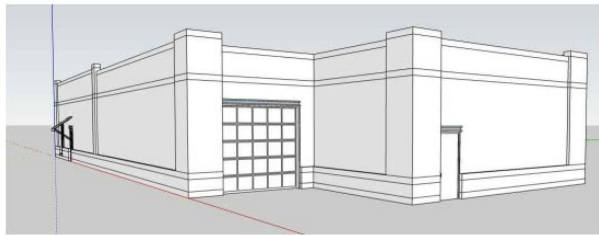


Exhibit 5: East façade facing City-owned parking lot.

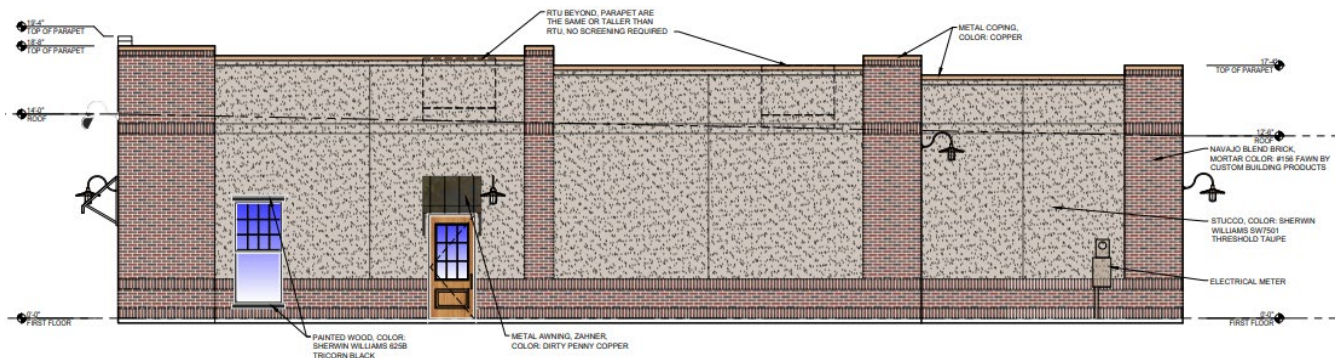


Exhibit 6: South side elevation.

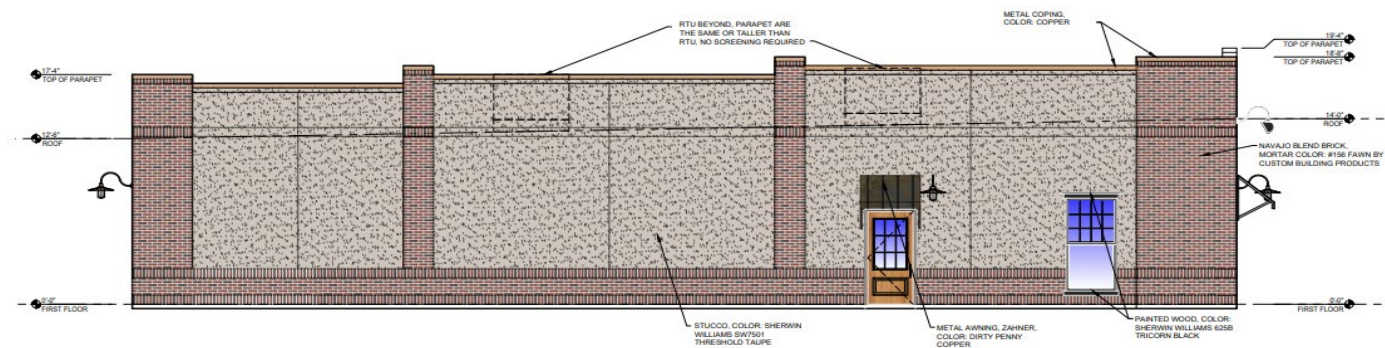


Exhibit 7: North side elevation.

REVIEW PROCESS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on May 20, 2025.
- The applicant must submit a final plan and a final plat application prior to applying for permit(s).
- The 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 must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements, such as permits and development fees.

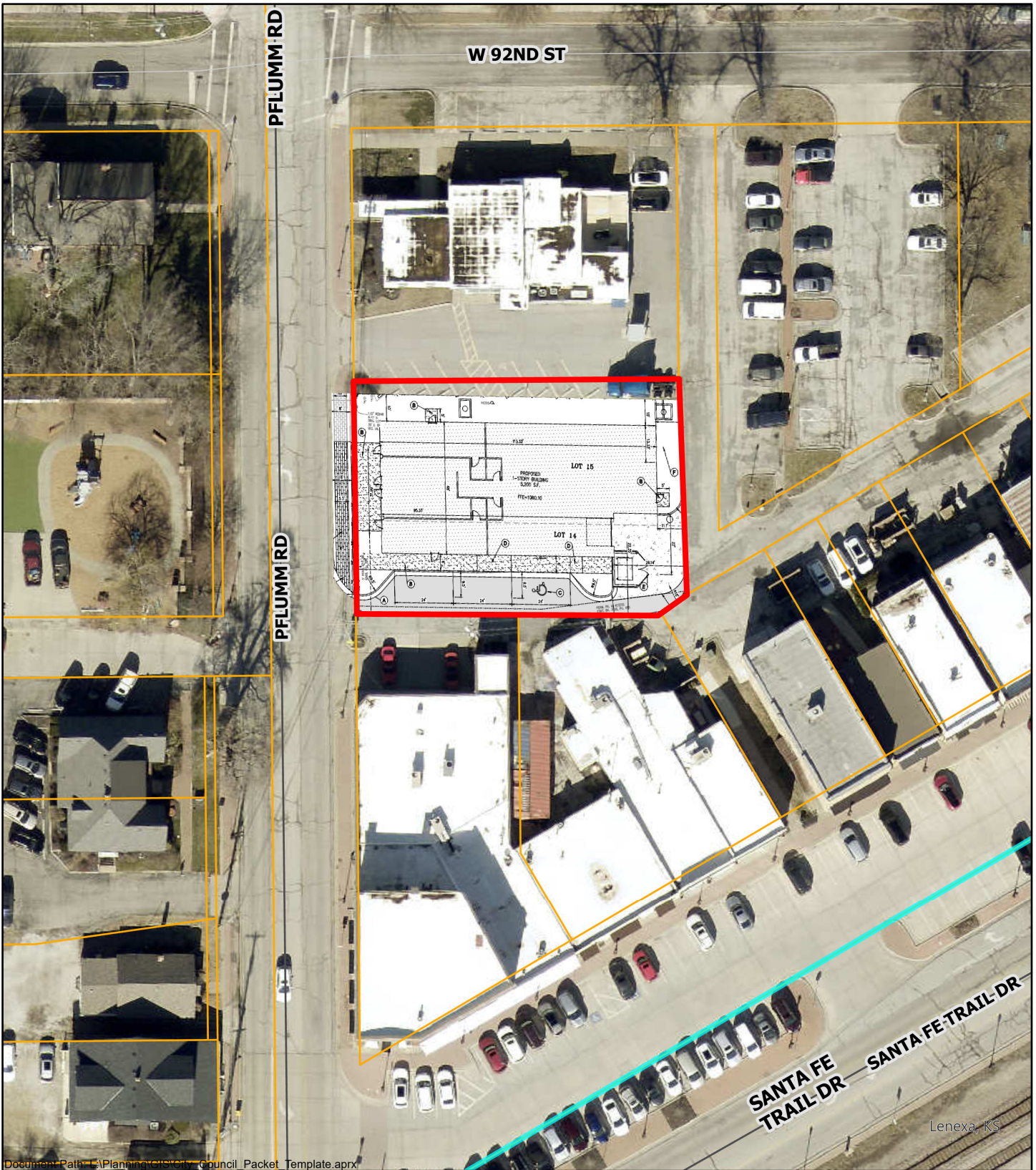
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Preliminary Plan for Retail Lenexa Old Town.**

- The preliminary plan will allow the development of a mixed-use building in the Historic Business District.
- The project is consistent with Lenexa's goals through ***Strategic Community Investment and Superior Quality Services*** to create ***Healthy People and Vibrant Neighborhoods***.

PRELIMINARY PLAN

Staff recommends **APPROVAL** of the preliminary plan for PL25-07P – **Retail Lenexa Old Town** located at 9213 Pflumm Road for a mixed-use development.



Document Path: E:\Planning\citycouncil_Packet_Template.aprx

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

Retail Old Town Lenexa Preliminary Plan



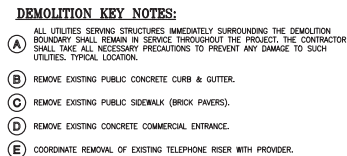
0 25 50 100
Feet



	INDEX
C000	COVER SHEET
C001-C002	GENERAL NOTES
C003	DEMOLITION PLAN
C100	SITE PLAN
C101	TRUCK TURN PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C301	FIRE PROTECTION PLAN
LS-1	LANDSCAPE PLAN
101.1,201,202	ARCHITECTURAL PLANS






AS-101.1,201,202 | ARCHITECTURAL PLANS

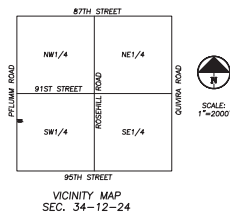
\\PHILIPS-SERVER\Projects\01250157\diag\img\COVER.dwg Apr 21, 2025 - 10:11am Dakota Symum



- (B) REMOVE EXISTING PUBLIC CONCRETE CURB & GUTTER.
- (C) REMOVE EXISTING PUBLIC SIDEWALK (BRICK PAVERS).
- (D) REMOVE EXISTING CONCRETE COMMERCIAL ENTRANCE.
- (E) COORDINATE REMOVAL OF EXISTING TELEPHONE RISER WITH PROVIDER.

LEGEND

- | | |
|--|---|
| — PL — | PROPERTY LINE |
| — LL — | LOT LINE |
| — R/W — | RIGHT-OF-WAY |
| ~~~~~ | REMOVE EXISTING CURB & GUTTER |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED |
|  | EXISTING CONCRETE PAVEMENT/DECKWALK TO BE REMOVED |
|  | EXISTING TREE TO REMAIN |
| — BT — | EXISTING BURIED TELEPHONE |
| — TV — | EXISTING CABLE TELEVISION LINE |
| — FO — | EXISTING FIBER OPTIC LINE |
| — W — | EXISTING WATER LINE |
| — G — | EXISTING GAS LINE |
| — BE — | EXISTING BURIED ELECTRIC |
| — DP — | EXISTING OVERHEAD POWER LINE |
| — SS — | EXISTING SANITARY SEWER |
| — SS — | EXISTING STORM SEWER |
| — 13 — | EXISTING FIRE HYDRANT |
| LP  | EXISTING LIGHT POLE |
|  | EXISTING CHAIN LINK FENCE |



SCALE:
1"=2000'



SCALE: 1"=30'



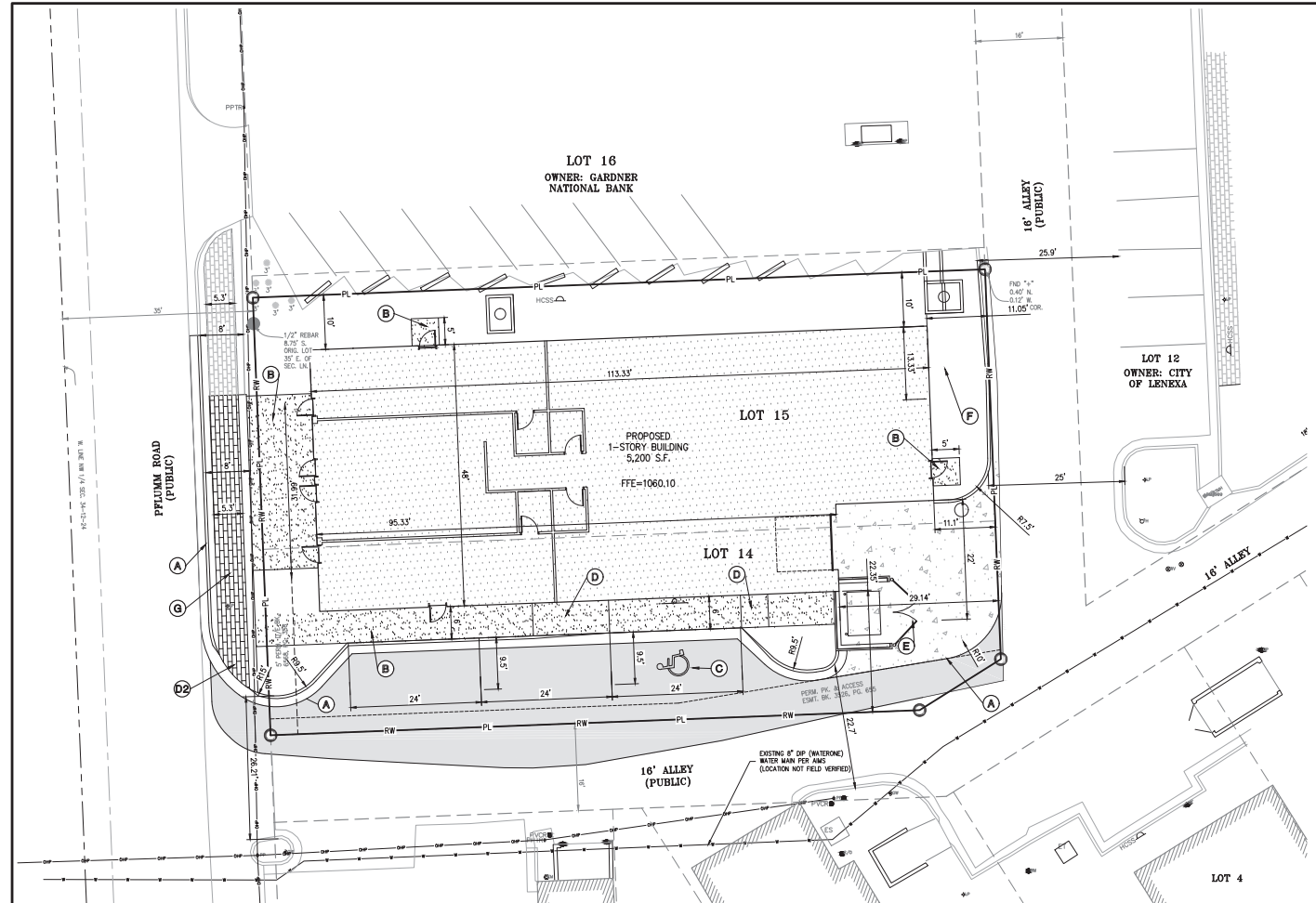
Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

[illegible]

DEMOLITION PLAN
LENEXA CITY OLD TOWN RETAIL, LOTS 14 & 15
9213 PFLUMM ROAD,
LENEXA, KANSAS

SHEET
C003



ZONING REGULATIONS:

ZONING:	HBD
MINIMUM DISTRICT SIZE:	NO SET MINIMUM
MAXIMUM DISTRICT SIZE:	NO SET MAXIMUM
MINIMUM SETBACK FROM STREETS:	10 FEET
MINIMUM SETBACKS, OTHER:	10 FEET
MAXIMUM HEIGHT:	45 FEET
MINIMUM OPEN SPACE:	NO SET MINIMUM

SITE DATA TABLE

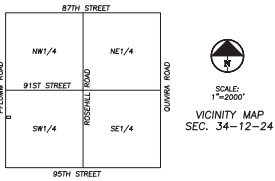
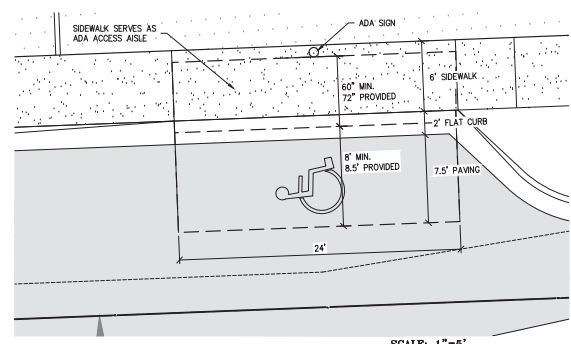
SITE AREA	10,730 SF / 0.25 ACRES
ZONING	HBD
BUILDING DATA	
# STORES	1
RETAIL AREA	2,000 SF
WAREHOUSE AREA	3,200 SF
TOTAL AREA	5,200 SF
FAR	0.4846
REQUIRED PARKING	
RETAIL (1 PER 250 S.F.)	8 SPACES
WAREHOUSE (1 PER 1,500 S.F.)	2 SPACES
TOTAL SPACES	10 SPACES
PROPOSED PARKING*	
STANDARD SPACES	2 SPACES
ADA SPACES	1 SPACE
TOTAL SPACES	3 SPACES
IMPERVIOUS AREA	
BUILDING	5,200 SF
PAVEMENT	1,980 SF
SIDEWALK	953 SF
TOTAL	8,152 SF (76%)
OPEN SPACE	2,578 SF (24%)

* ADDITIONAL PARKING AVAILABLE VIA CITY OWNED PARKING LOT EAST OF SITE.

- SITE KEY NOTES:**
- (A) CONSTRUCT 2' CURB & GUTTER (TYPICAL).
 - (B) CONSTRUCT CONCRETE SIDEWALK (TYPICAL).
 - (C) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL PAVEMENT MARKINGS FOR ACCESSIBLE PARKING SPACE. RETAIL. INSTALL VAN ACCESSIBLE PARKING SIGN ON BUILDING WALL.
 - (D) CONSTRUCT SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING).
 - (D2) RECONSTRUCT EXISTING SIDEWALK PAVERS TO NEW SIDEWALK RAMP IN THIS LOCATION.
 - (E) CONSTRUCT 6" CONCRETE CURB (TYPICAL).
 - (F) PROPOSED TRASH ENCLOSURE (SEE ARCH PLANS).
 - (G) CONSTRUCT BRICK PAVEMENT SIDEWALK (STYLE AND COLOR TO MATCH EXISTING).

LEGEND

— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' CURB & GUTTER —	2' CURB & GUTTER
— 6" CURB —	6" CURB
— B/L —	BUILDING SETBACK LINE
— P/S —	PARKING SETBACK LINE
— L/S —	LANDSCAPE SETBACK LINE
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	PROPOSED BUILDING
[Pattern]	CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK



LEGAL DESCRIPTION:
LOT 14 AND THE SOUTH 46 FEET OF LOT 15, BLOCK 4, CITY OF LENEXA, A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

AREA = ±0.2463 ACRES / ±10,730 SQ. FT.

FLOOD NOTE:
THIS PROPERTY LIES WITHIN 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 FOR THE CITY OF LENEXA, COMMUNITY NO. 200168, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0051G, AND DATED AUGUST 3, 2009.

FIRE LANE NOTE:
FIRE LANE DESIGNATION WILL BE REQUIRED FOLLOWING CONSULTATION WITH THE LENEXA FIRE DEPARTMENT. CURBS IN DESIGNATED AREAS SHALL BE PAINTED YELLOW. ADDITIONALLY, TWO PARKING FIRE LANE SIGNS SHALL BE INSTALLED. SIGNS MUST BE DOUBLE SIDED AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. (IPC 2009, 503).

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



SITE PLAN
LENEXA CITY OLD TOWN RETAIL, LOTS 14 & 15
9213 PFLUMM ROAD,
LENEXA, KANSAS

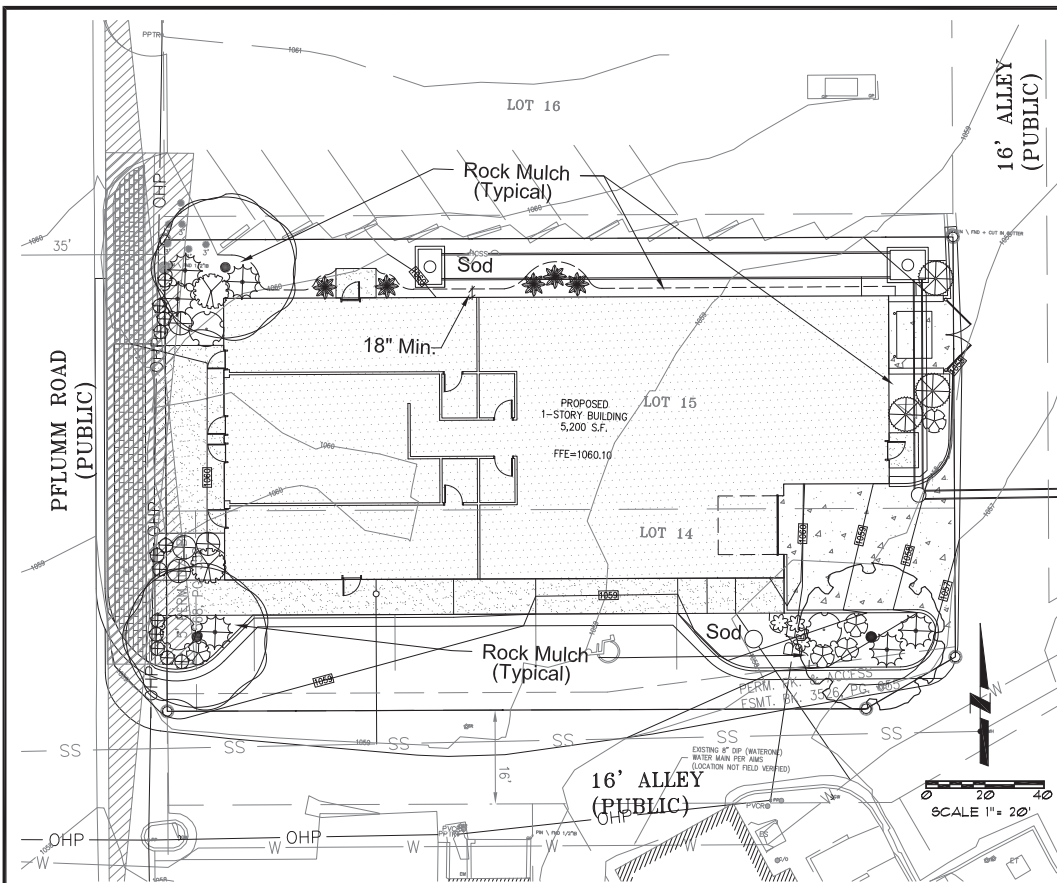
PROJECT NO. 200957
DATE: 08/03/2009
DRAWN BY: J. BRYAN
CHECKED BY: J. BRYAN
APPROVED BY: J. BRYAN
SCALE: 1"=10'

SHEET
C100

SHEET
C101



SHEET
C301



PLANT SCHEDULE

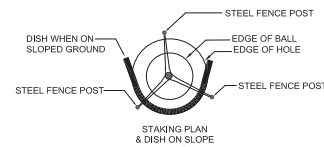
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
	1	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2" Cal
	2	Gymnocladus dioica 'Espresso' / Kentucky Coffee Tree Seedless/Male Only	B & B	2" Cal
SHRUBS				
	3	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	5 gal	
	6	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal	
	12	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal	
	2	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal	
	3	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" hgt.	3 gal	
	5	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea 18"-24" hgt.	3 gal	
	4	Spiraea x bumalda 'Gold Flame' / Gold Flame Spiraea 18"-24" hgt.	3 gal	
GRASSES				
	5	Miscanthus sinensis 'Gracillimus' / Maiden Grass 24"-30" hgt.	3 gal	
	3	Miscanthus sinensis 'Morning Light' / Eulalia Grass	3 gal	

GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
- CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION.
- ALL LANDSCAPE BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE PRE-M 60 DG (GRANULAR) OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE. SEE SHRUB PLANTING DETAIL. FINISH GRADE OF BEDS SHALL FLOW WITH SLOPE, NOT BE MOUNDED, AND BE AT ADJACENT PAVED SURFACE LEVEL.
- FERTILIZER FOR FESCUE SODDED AREAS, TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL WARRANTY ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION IF CONTRACTED BY THE OWNER.
- ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.
- ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE OR TO NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE 'AMERICAN STANDARDS FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
- SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
- PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
- PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
- ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPANT ADDITIVE PER MANUFACTURER'S RECOMMENDED RATES AND INSTRUCTIONS FOR APPLICATION.
- MULCH SHALL BE 3" DEPTH OF KANSAS LARGE RIVER ROCK (2" SIZE). MULCH SHALL BE OVER A FELT TYPE SOIL SEPARATOR CUT INTO THE GROUND WITH A TRENCHED EDGE.
- SEE PLANTING DETAILS FOR SOIL MIX IN PLANTING HOLES.
- SOD SHALL BE A TURF-TYPE-TALL FESCUE GRASS BLEND.
- SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION IF OWNER DESIRES. IF NOT, ALL TREES SHALL RECEIVE A 20 GALLON ARBOR RAIN WATERING DONUT OR APPROVED EQUAL.

Transplant Additives:

- Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be submittal to other planting items.
- Transplant additive shall be Horticultural Alliance "DIHARD Transplant" (or approved equal) mycorrhizal fungal transplant inoculant or equivalent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and insect ingredients.
- Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).
- Number of transplant additive packets per tree, shrub or groundcover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place into the bottom of the planting pit.
- Furnishing and application of transplant additive shall be submittal to the planting operations.



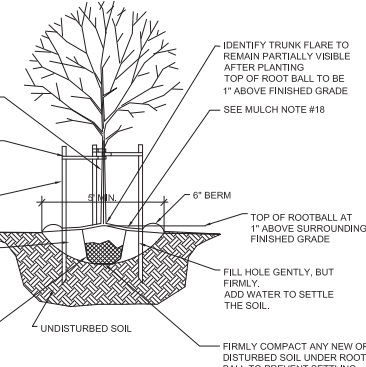
DIRECTION OF TREE STAKES:
ONE SOUTHEAST
ONE SOUTHWEST
ONE NORTH

PLASTIC SPIRAL TREE WRAP COIL FROM BASE TO LOWEST BRANCHES

WEBBED ARBOR TIE TAPE LOOP AROUND TREE TO BE 6"-8" LARGER THAN TRUNK DIAMETER

(3) 6" STEEL "T" POSTS

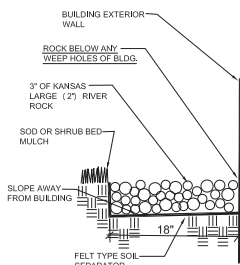
DIG SHALLOW, BROAD HOLE: 3 TIMES THE DIAMETER OF ROOT BALL AND ONLY AS DEEP AS ROOT BALL. BACKFILL WITH 1/2 EXISTING SOIL AND 1/2 TOPSOIL.



TREE PLANTING DETAIL

NO SCALE

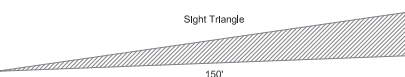
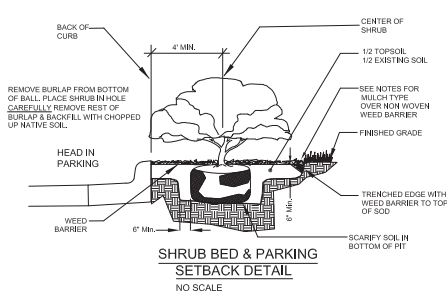
NOTE:
IF NO IRRIGATION SYSTEM ALL TREES SHALL RECEIVE A 20 GALLON ARBOR RAIN WATERING DONUT OR APPROVED EQUAL.



BUILDING ROCK EDGE

NO SCALE

*PLACE ROCK AROUND ENTIRE BLDG. PERIMETER WHEREVER THERE IS NOT CONCRETE OR ASPHALT



Utility Note:

Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

Landscape Plan Old Town Lenexa Lots 14 and 15

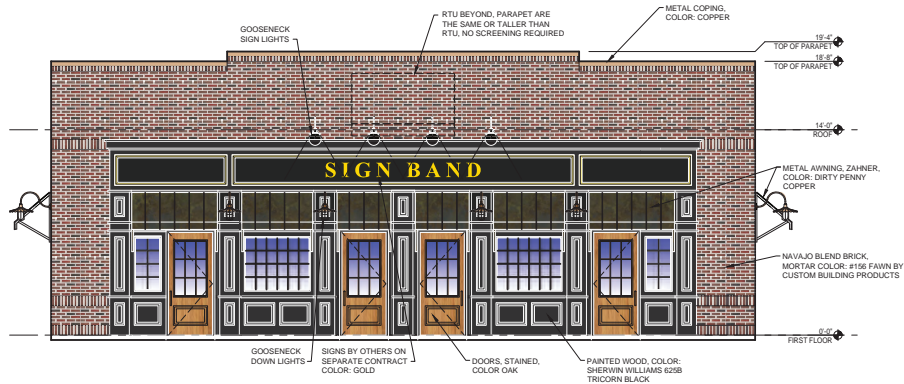
9213 Pflumm Road
Lenexa, Kansas

LS-1



Oppermann LandDesign, LLC
Land Planning & Landscape Architecture
22 Deora Lane
New Windsor, New York 10553
peter@oppermannllc.com
913.929.5598

04/15/2025

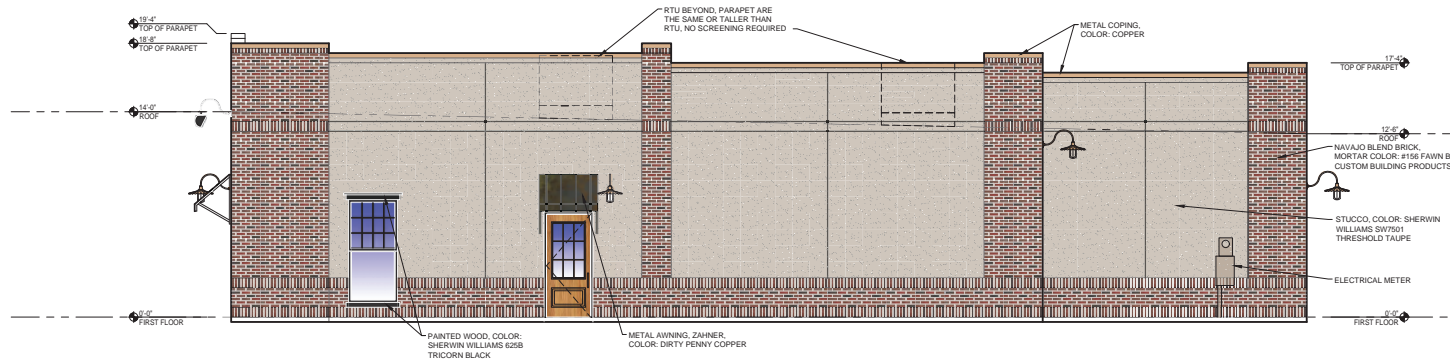


WEST FRONT ELEVATION
SCALE: 1/4" = 1'-0"

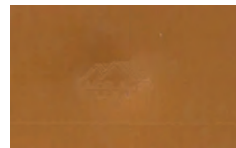
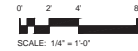
NOTE:
RTU BEYOND, PARAPET ARE THE SAME OR TALLER THAN RTU, NO SCREENING REQUIRED



SOUTH WEST PERSPECTIVE
SCALE: N.T.S.



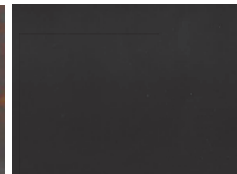
SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



METAL COPING,
MELROY METAL, COLOR:
COPPER PENNY METALIC



AWNINGS,
ZAHNER SURFACES, COLOR:
DIRTY PENNY COPPER



PAINTED WOOD,
SHERWIN WILLIAMS, COLOR:
SW 6258 TRICORN BLACK



STUCCO,
SHERWIN WILLIAMS, COLOR:
SW 7501 THRESHOLD TAUPE



MORTAR,
CUSTOM BUILDING PRODUCTS,
COLOR: #156 FAWN



BRICK,
CLOUD CERAMICS, COLOR:
NAVAJO BLEND



NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS
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OVERLAND PARK, KS 66207
P (913) 322-2444
FAX (913) 322-8777
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NEW BUILDING
RETAIL / OFFICE BUILDING
in OLD TOWN LENEXA

8211 PFLUM ROAD
LENEXA, KANSAS 66342

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DATE PRINTED
18 APRIL 2025

DATE ISSUED
18 APRIL 2025

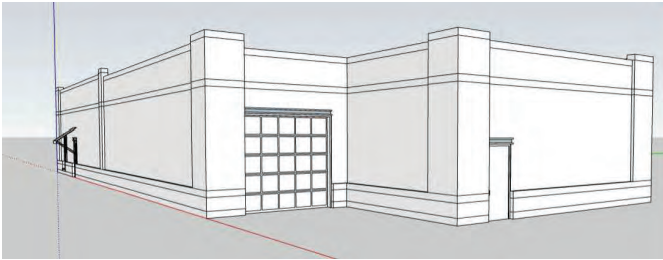
REVISIONS

ARCHITECTURAL PROJECT NUMBER
2024062

EXTERIOR
ELEVATIONS

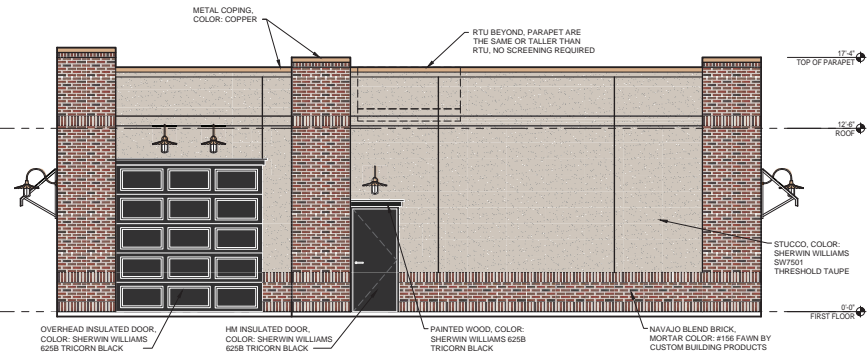
SHEET NUMBER

A-201

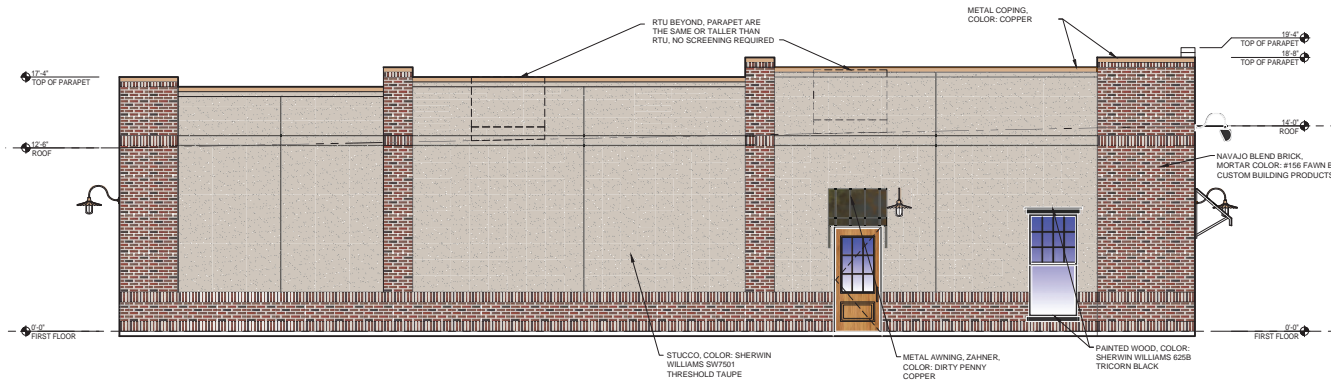


1 SOUTH EAST PERSPECTIVE
SCALE: N.T.S.

NOTE:
RTU BEYOND, PARAPET ARE
THE SAME OR TALLER THAN
RTU, NO SCREENING REQUIRED



2 EAST REAR ELEVATION
SCALE: 1/4" = 1'-0"



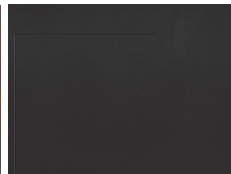
3 NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



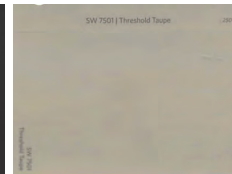
METAL COPING:
MELROY METAL, COLOR:
COPPER PENNY METALIC



AWNINGS,
ZAHNER SURFACES, COLOR:
DIRTY PENNY COPPER



PAINTED WOOD:
SHERWIN WILLIAMS, COLOR:
SW 625B TRICORN BLACK



STUCCO:
SHERWIN WILLIAMS, COLOR:
SW 7501 THRESHOLD TAUPE



MORTAR:
CUSTOM BUILDING PRODUCTS,
COLOR: #156 FAWN



BRICK:
CLOUD CERAMICS, COLOR:
NAVAJO BLEND



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NEW BUILDING
RETAIL / OFFICE BUILDING
in OLD TOWN LENEXA
9211 PFLUMM ROAD
LENEXA, KANSAS 66345

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DATE PRINTED
18 APRIL 2025

DATE ISSUED
18 APRIL 2025

REVISIONS

ARCHITECTURAL PROJECT NUMBER
2024062

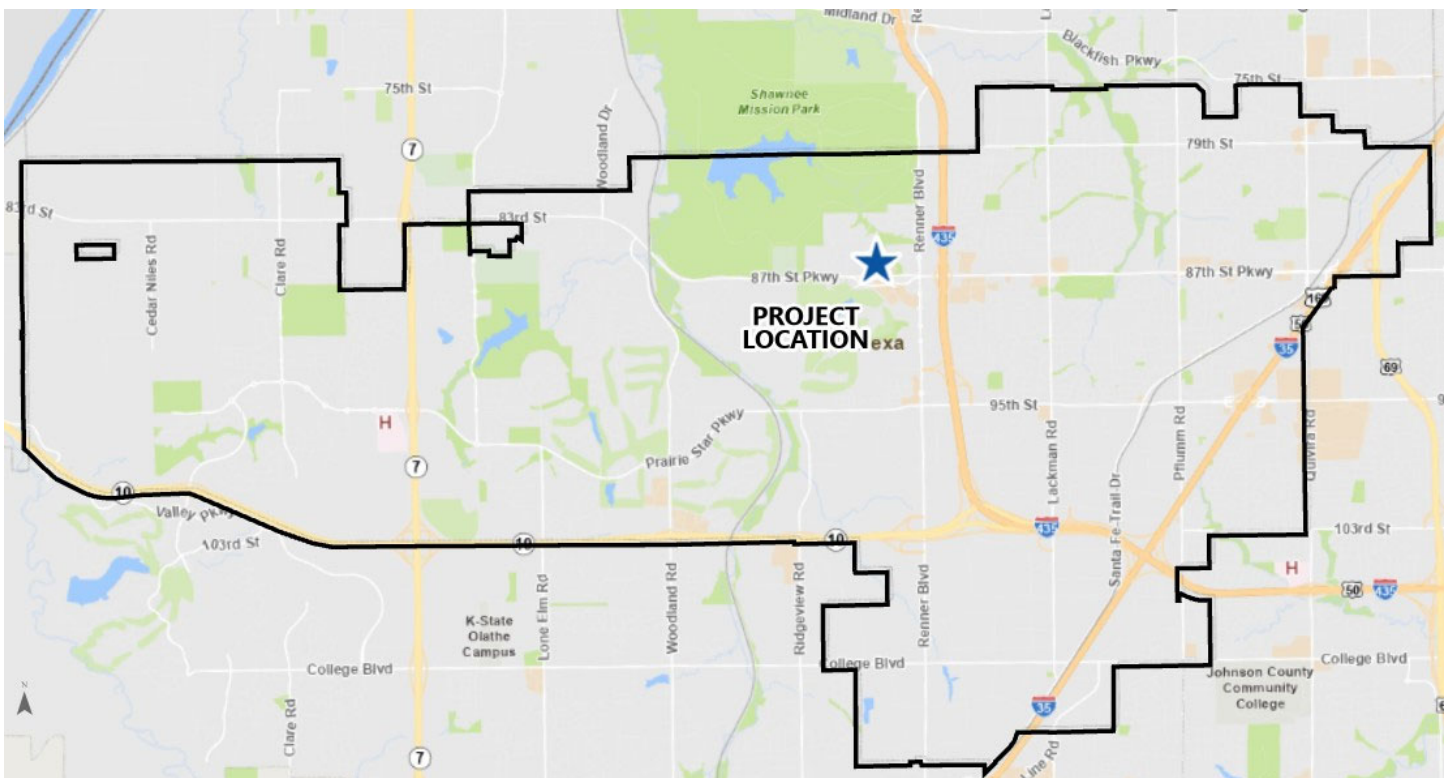
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-202

LENEXA CITY CENTER NORTH VILLAGE TOWNHOMES

Project #:	PL25-01PR	Location:	NEC of Winchester Street and Penrose Lane
Applicant:	Tim Breece, Lenexa City Center Holdings, LLC	Project Type:	Revised Preliminary Plan
Staff Planner:	Dave Dalecky	Proposed Use:	Multifamily



PROJECT SUMMARY

The applicant requests approval of a revised preliminary plan for a multifamily development in City Center. The development includes 61 townhomes distributed among ten buildings. The site is located at the northeast corner of Winchester Street and Penrose Lane in City Center.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site is at the northeast corner of Winchester Street and Penrose Lane in City Center. The proposed development includes 61 townhomes distributed among ten buildings. Preliminary and final plans for townhomes were previously approved for this site (PL06-20P, PL06-34F, PL15-34FR, and PL20-08P). A special use permit and final plan were approved for this site in 2017 (SU17-04 and PL17-01FR) for a development consisting of 31 single-family homes. Per [Section 4-1-B-28-D](#) of the Unified Development Code (UDC), a special use permit is required for single-family development in City Center.

This site is currently platted in two lots and one tract as part of Lenexa City Center – North Village First Plat (PT06-19F). The proposed plan accounts for the lot boundaries and easements on the recorded plat.

LAND AREA (AC) 4.42	DWELLING UNITS 61	CURRENT ZONING CC	COMP. PLAN City Center
-------------------------------	-----------------------------	-----------------------------	----------------------------------



Exhibit 1: Aerial image of subject site.

LAND USE REVIEW

The site is zoned CC, Planned City Center District. The site is at the northeast corner of Winchester Street and Penrose Lane, in the region of City Center known as North Village. This area of the North Village has been approved for a townhome development from the earliest approved plans for the region. Per [Section 4-1-B-28-C](#) of the UDC, multifamily is an allowed use in the CC Zoning District.

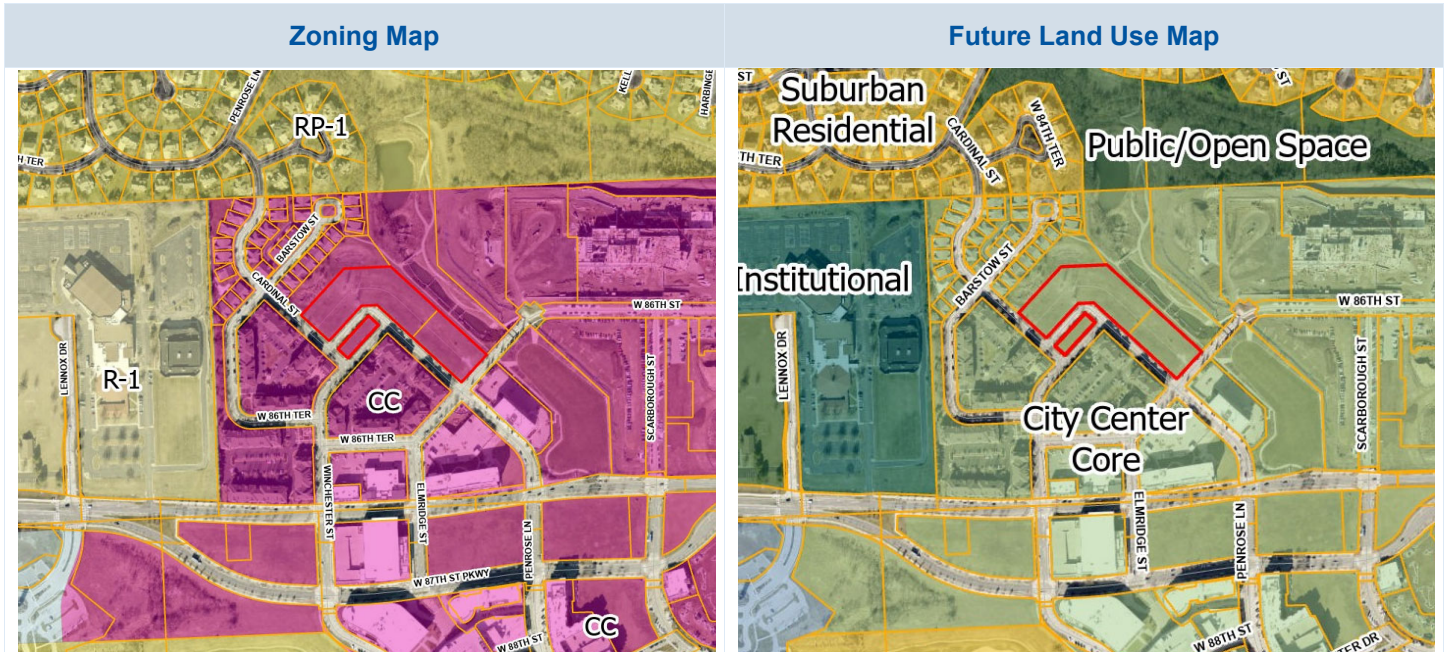


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	City Center	CC, Planned City Center District	Undeveloped land
North	Cite Center	CC, Planned City Center District	City park and Single-family residential
South	City Center	CC, Planned City Center District	Mixed-Use
East	City Center	CC, Planned City Center District	City park
West	City Center	CC, Planned City Center District	Multifamily residential

PRELIMINARY PLAN REVIEW

The 4.42-acre site is “L” shaped and located at the northeast corner of Winchester Street and Penrose Lane. The development contains 61 townhomes among ten buildings yielding 13.8 dwelling units per acre. The buildings range from three to nine-unit buildings. The front facades of the townhomes will face out to the adjacent streets and to the City-owned park spaces of the Central Green. The grade of the site is sloped, descending from the streetside to Central Green Park. The buildings are two-three-story split elevation buildings; two stories on the up-slope side and three stories on the down slope side. The buildings are two stories facing the street and three stories facing out to Central Green Park. The buildings that face the street are called Cityside and the buildings that face Central Green Park are called Parkside.

An internal drive will provide access to the garages. Each townhome will have a two-stall garage. On-street parking is provided on Winchester Street and Penrose Lane around the site. Each unit has a two-stall garage and driveway space where two vehicles can be parked. Three surface-grade parking spaces are provided along the internal drive.

A tract of land is incorporated with this development across the public street. This space contains an amenity feature for the development that includes a pool, a clubhouse with an exercise room and restrooms, and a dog park. This tract has been shown as a part of the townhome development in each of the previously approved plans. The amenity tract has sidewalk access from all sides. This tract has parallel parking along the two long sides of the tract.



Exhibit 2: Site Plan.

The units will each have entrances directly out to the street or to Central Green Park. A door to each unit will also be provided along the internal drive for direct access to the driveway. The individual building entrances and the interconnections of sidewalks throughout the development are an important element for the project to encourage pedestrian circulation around City Center.

DIMENSIONAL STANDARDS

City Center is a unique region where projects are designed to create an urban environment where buildings are placed close to the street. Per [Section 4-1-B-28-F-3](#) of the UDC, the setback range for residential streets is 5 to 20 feet. The Cityside townhome buildings are setback 6 feet from the adjacent street right-of-way along the front side of the buildings. The side yard setbacks range from 6 to 15 feet from the right-of-way. The buildings will have front entry stoops to the front door. The stoops range from 2 to 7 feet tall, or 4 to 13 steps. The stoops may encroach into the setback, provided the design defines the public and private spaces of the development.

The amenity feature, which is within a tract between Penrose Lane and Winchester Street, has a reduced setback for the cabana building along the south side. The setback is reduced to 1 foot. Staff does not object to this setback because the structure will be several feet from through lanes of Winchester Street. The street right-of-way includes parallel parking, a sidewalk, and space for landscaping between the features of the amenity tract. A deviation is not required for an encroachment into the setback for City Center, provided the encroachments are approved as part of a development plan or development agreement. This encroachment is the same that was approved with the previous preliminary plan in 2020.



Exhibit 3: Cabana setback reduction.

The building height range for residential development in City Center is 20 to 100 feet. The buildings are two-three-level structures that range in height from 20 to 37.5 feet in height.

PUBLIC IMPROVEMENTS

New sidewalks will be constructed along the public streets adjacent to the Cityside buildings and along the amenity feature tract. The existing sidewalks are not along the curb where parallel parking is provided. The new sidewalks will allow entering and exiting a parked vehicle without stepping through landscaping or on mulched ground. The design of the sidewalks will be reviewed in greater detail with the final plan. A decorative scoring pattern that emulates the modular pavement of the Pedestrian Amenity Zones may be provided for the new sections of sidewalks. Two access drives exist, one on Cardinal Street and one on Elmridge Street, but are only curbed. The construction of the two drive entrances must be completed to City standards with this project. No additional public improvements are provided with this development.

ACCESS, TRAFFIC, AND PARKING

The site has one private drive between the Cityside and Parkside rows of buildings. This drive provides access to the driveway and garage of each unit. This access drive is generally 20 feet wide with two sections that widen out to 27 feet, which allows larger vehicles, such as trash and delivery trucks, to pass each other.

Sidewalks are provided along the public streets and a paved trail is in Central Green Park along the easterly side of the site. A sidewalk is proposed on-site from Penrose Lane, between buildings, then to Central Green Park. New sidewalks will be installed along the public streets with parallel parking. The existing sidewalks have a strip of landscaping between the curb and the sidewalk which does not provide a space for a person to enter or exit a vehicle that is parked. New sidewalks will be constructed adjacent to the curb of the public street.

The site plan provides 247 parking spaces. A two-space garage is provided for each unit, and two spaces are provided in the driveway of each unit. Three spaces are provided in a parking area along the access drive. Parallel parking is provided along the public street. These spaces are not designated for a specific use and are available for any resident or visitor to City Center. 31 parallel parking spaces are provided along the streets adjacent to the Cityside buildings. [Section 4-1-D-1](#) of the UDC requires 122 parking spaces per the ratio requirements for multifamily uses. The requirement for additional visitor parking is not applicable to this development because parking spaces are not located in a common area.

TABLE 2: 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	122	247

STORMWATER

Stormwater for City Center North was designed, approved, and constructed in 2007. Stormwater infrastructure to handle this project has already been constructed and the project will only need to tie into the system. This system includes the Central Green basins, which provide most of City Center with the necessary 1-year and 10-year detention that was required, as well as an existing hydrodynamic separator that is installed on the storm line running through this project (it is located within the center alley way of this project).

FIRE PREVENTION

The Fire Department has reviewed the documents based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged.

LIGHTING

New lighting will be installed along the access drive between the buildings. This will be the area lighting for the space between the buildings. The townhomes will also have building mounted light fixtures at the entrances and the deck spaces. Streetlights are installed along the public streets.

A photometric plan is provided with the preliminary plan. Lighting and photometric details are required with a final plan submittal. The lighting information will be reviewed in greater detail with a final plan.

LANDSCAPING

The preliminary plan shows landscaping throughout the site consistent with the UDC requirements. Trees and foundation landscaping are provided along the townhome buildings. Trees are installed between driveways on either side of the access drive. The landscaping will continue around the ends of the buildings. Foundation plantings are installed along the Parkside buildings that face Central Green Park. This side of the buildings have patio and raised decks which will not provide space for trees to mature. Trees, shrubs, and ornamental landscaping are installed in Central Green Park which enhance the landscaping adjacent to the site.

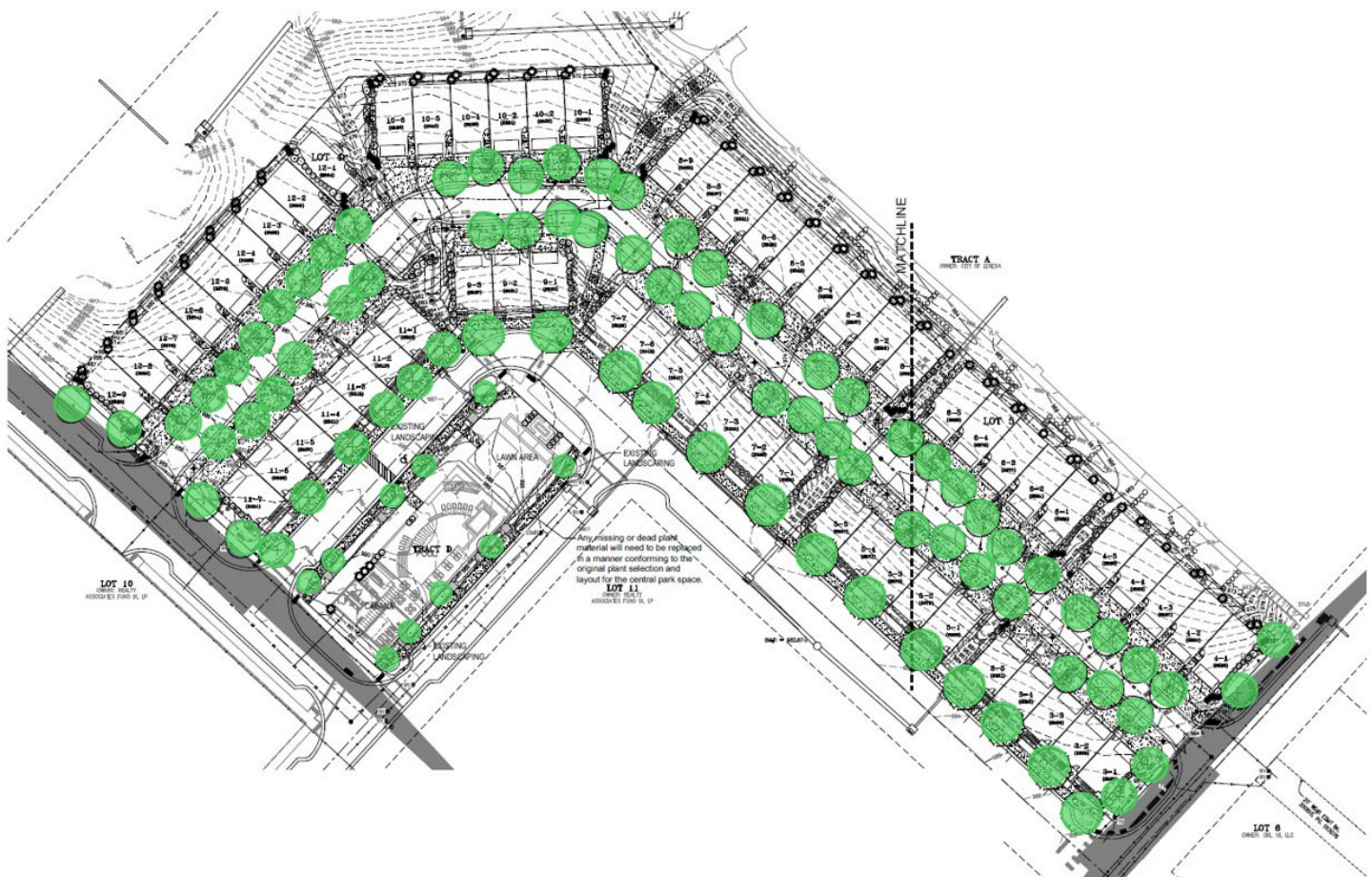


Exhibit 4: Landscape plan.

ARCHITECTURE

The buildings use an eclectic design combining traditional and contemporary characteristics. The buildings will have offset façade planes with frequent material changes of smooth block, brick, lap siding and cementitious wall board. The buildings use varying window patterns, some being floor to ceiling windows and some using distinctive mullion patterns. The design of the entry doors of the Cityside units will vary among the units within the same building. An entry door may have a sidelight window or a clerestory window or may not have either. The Cityside buildings will have entry stoops to the front door of the townhomes. The stoops will use masonry columns and metal rails to create an old-world character for the townhome entrances. Raised patios are provided for the buildings, the Cityside buildings will have a cantilever patio facing the interior access drive and the Parkside buildings will have a post supported patio facing Central Green Park. The post supported patios use an angled metal frame support design to add an additional contemporary detail to the building design.



Exhibit 5: Cityside building elevation.



Exhibit 6: Parkside building elevation.

The entry doors of the Parkside units will have a more consistent appearance. The space for the entry doors is limited due to the garage doors being on the same level as the entrances. The townhome buildings will use different garage door designs to create variation among the units and buildings. The different style of the garage doors will create a more aesthetically pleasing view of the internal drive than if all the doors are the same.

The roof forms will vary among the buildings alternating between flat and pitched roof elements. The roof line will articulate between adjacent units, creating a dramatic street presence for the series of townhome buildings.

The buildings are well designed and include a reasonable level of detail for the preliminary plan. A more extensive review of the buildings will be done with a final plan submittal.

SIGNS

A monument sign is proposed with the development. The sign is located at the northwesterly part of the site. The sign is within a lawn area between the end of a building and Cardinal Street right-of-way. The sign is a contemporary styled sign that is a formed concrete monument with stone accents and cut letters installed on the sign face.

The Lenexa City Center Neighborhood Design Standards & Guidelines state that signs are to be oriented to pedestrians rather than passing vehicles. Monument signs are less common in City Center than wall signs. Monument signs are often vehicle oriented and can cause visibility concerns for compact development such as City Center. The proposed sign is in a location that will not obstruct drivers' sight distance at the southeast corner of the intersection of the private drive entrance and Cardinal Street. Other projects in City Center have monument signs that are well designed and coordinated with the surrounding site features. This sign is appropriately sized and is in an acceptable location. Additional landscaping will be required around the base of the sign. A separate sign permit is required for all signs.

DEVIATIONS

The applicant is not requesting any deviations.

REVIEW PROCESS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on May 20, 2025.
- The applicant must gain approval of a final plan application prior to applying for permit(s).
- 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, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

- ★ **Staff recommends approval of the proposed Revised Preliminary Plan for Lenexa City Center North Village Townhomes.**
 - The revised preliminary plan will allow the development of a multifamily project in City Center.
 - The project is consistent with Lenexa's goals through **Responsible Economic Development** to create **Inviting Places**.

PRELIMINARY PLAN

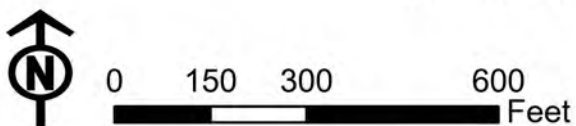
Staff recommends **APPROVAL** of the revised preliminary plan for PL25-01PR – **Lenexa City Center North Village Townhomes** at the northeast corner of Winchester Street and Penrose Lane, for a multifamily development.



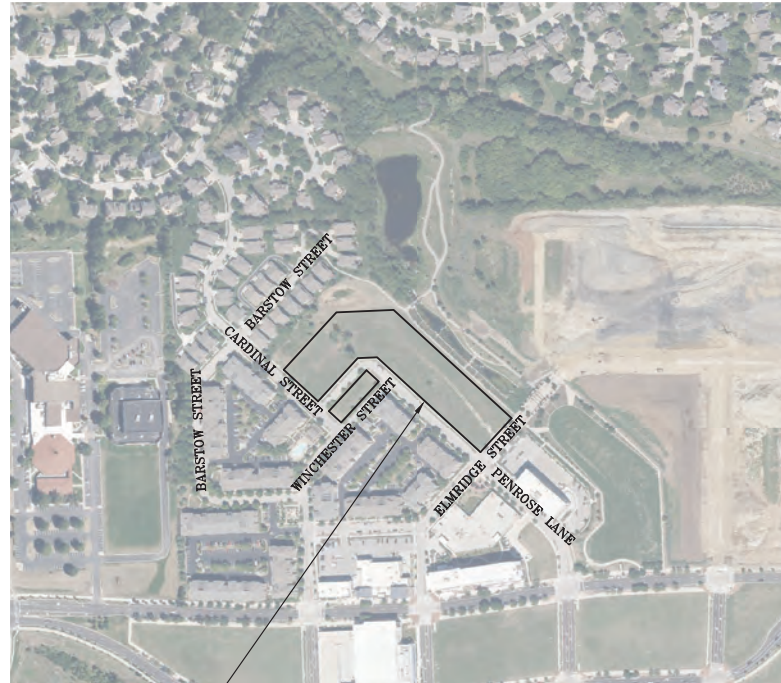
Document Path: L:\Planning\GIS\vic map template.aprx

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

Lenexa City Center North Village Townhomes Revised Preliminary Plan



PRELIMINARY DEVELOPMENT PLANS
LENEXA CITY CENTER –
NORTH VILLAGE TOWNHOMES
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

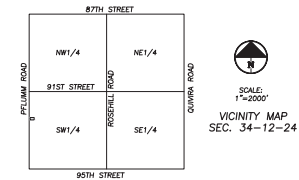


PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

OWNER/DEVELOPER:

LENEXA CENTER HOLDINGS, LLC
17 RESEARCH PARK DRIVE, SUITE 100
ST. CHARLES, MO
633-439-2800
CONTACT: TIM BREECE



PROJECT LOCATION

LEGAL DESCRIPTION:

LOTS 4 AND 5 AND TRACT D, LENEXA CITY CENTER – NORTH VILLAGE, FIRST PLAT, A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

NET AREA = 23.42002 ACRES

FLOOD NOTE:

THIS PROPERTY LIES WITHIN 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 FOR THE CITY OF LENEXA, COMMUNITY NO. 2008A, JOHNSON COUNTY, KANSAS, MAP NO. 2009FC034C, AND DATED AUGUST 3, 2009.

BENCHMARKS:

VERTICAL DATUM = NAVD83 BASED JOHNSON COUNTY PUBLIC WORKS BENCHMARK #440 (NOW DESTROYED) PEI ORIGINAL LEVEL LOOP RUN ON MAY 19, 2008

- SET "1" CUT IN NORTHEAST CORNER OF CONCRETE LIGHT POLE BASE SOUTH SIDE OF PENROSE LANE WEST OF THE PARKING LOT ENTRANCE.
ELEVATION = 982.67
- FOUND "1" CUT ON SOUTH SIDE CARDINAL STREET AT PARKING CORNER WEST OF PARKING LOT ENTRANCE FROM ORIGINAL LEVEL LOOP MAY 19, 2008
ELEVATION = 988.64

I CERTIFY TO THE BEST OF MY KNOWLEDGE & ABILITY THAT ALL LAND DISTURBANCE ACTIVITY, CONSTRUCTION & DEVELOPMENT ASSOCIATED WITH THIS PROJECT WILL BE DONE PURSUANT TO THIS PLAN.

OWNER/DEVELOPER/OPERATOR/CONTRACTOR

DATE



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PHILIPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.



COVER SHEET
LENEXA CITY CENTER – NORTH VILLAGE TOWNHOMES
LENEXA, KANSAS
FINAL DEVELOPMENT PLANS

PROJECT NO.	DATE	BY	CHKD.	REVISION
200808	08-12-2008	JCL	JCL	1
200808	08-12-2008	JCL	JCL	2
200808	08-12-2008	JCL	JCL	3
200808	08-12-2008	JCL	JCL	4
200808	08-12-2008	JCL	JCL	5
200808	08-12-2008	JCL	JCL	6
200808	08-12-2008	JCL	JCL	7
200808	08-12-2008	JCL	JCL	8
200808	08-12-2008	JCL	JCL	9
200808	08-12-2008	JCL	JCL	10

SHEET
C000



Know what's below.
Call before you dig.

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FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

TRACT A
OWNER: CHL 16, LLC

LEGEND	
— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
—	2' CURB & GUTTER
—	6" CURB
— BA —	BUILDING SETBACK LINE
— PS —	PARKING SETBACK LINE
— LS —	LANDSCAPE SETBACK LINE
—	STANDARD DUTY ASPHALT PAVEMENT
—	HEAVY DUTY ASPHALT PAVEMENT
—	PROPOSED BUILDING
—	CONCRETE PAVEMENT
—	CONCRETE SIDEWALK
—	PARKING SPACES

LEGAL DESCRIPTION:

LOTS 4 AND 5 AND TRACT D, LENEXA CITY CENTER - NORTH VILLAGE, FIRST PLAT, A SUBDIVISION
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

NET AREA = 23.4808 ACRES

FLOOD NOTE:

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CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LENEXA, COMMUNITY NO. 200468, JOHNSON COUNTY,
KANSAS, MAP NO. 2009100340, AND DATED AUGUST 3, 2009.

SITE DATA:

EXISTING ZONING:	CC
LAND AREA (GROSS)/NET:	4.42 AC/3.42 AC
TOTAL UNITS:	61
DENSITY (GROSS/NET):	13.8 UNITS PER ACRE/ 17.8 UNITS PER ACRE
TOTAL IMPERVIOUS AREA:	109,462.00 SF/2.51 AC (BUILDINGS, PAVEMENT, CURBS, SIDEWALKS, ETC.)

*GROSS AREA INCLUDES HALF OF STREET RIGHT-OF-WAY OF CARDINAL
STREET, WINCHESTER STREET, PENROSE STREET, & ELMRIDGE STREET

PARKING

REQUIRED 2/UNIT	122
PROVIDED:	
GARAGES	122
DRIVEWAY PARKING	122
VISITOR PARKING	3
ADA PARKING	1
TOTAL 248	

REQUIRED OPEN SPACE CALCULATION:

TOTAL BUILDING SQ. FOOTAGE:	119,940 SF
PUBLIC OPEN SPACE (TRACT D):	10,807 SF
PUBLIC OPEN SPACE RATIO PROVIDED:	9.0%
PUBLIC OPEN SPACE RATIO REQUIRED:	2.0%

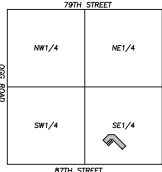
	2 BED	3 BED	TOTAL UNITS
PARKSIDE UNITS	6	28	34
OUTSIDE UNITS	13	14	27
TOTAL	19	42	61

SITE DIMENSION NOTES:

- BUILDING LINES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE
SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC
DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED
FROM BACK OF CURB TO BACK OF CURB.

FIRE LANE NOTES:

- NORTON STREET & BRITTON STREET SHALL BE POSTED AS "NO PARKING"
- THE CONTRACTOR SHALL COORDINATE WITH THE LENEXA FIRE DEPARTMENT AND SHALL
PROPERLY MARK FIRE LANES WITH SIGNAGE AND PAINTED CURBS AS REQUIRED BY THE
FIRE DEPARTMENT
- CURBS IN DESIGNATED AREAS SHALL BE PAINTED YELLOW
- "NO PARKING FIRE LANE" SIGNS SHALL BE INSTALLED
- SIGNS MUST BE DOUBLE SIDED AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL



SCALE:
1"=200'

VICINITY MAP
SEC. 30-12-24

2" ASPHALTIC CONCRETE SURFACE, (L-R)
6" ASPHALTIC CONCRETE BASE, (L-B)
12" TYPE AA (MR-5) COMPACTION

IN CUT

MODIFIED SUBGRADE, TREATED AND COMPACTED IN ACCORDANCE
WITH APPROVED GEOTECHNICAL REPORT. [MINIMUM 12" TYPE AA
(MR-5) COMPACTION]

*TYPE A CURB UNLESS OTHERWISE
NOTED ON THE PLANS.

IN FILL

MODIFIED SUBGRADE, TREATED AND COMPACTED IN ACCORDANCE
WITH APPROVED GEOTECHNICAL REPORT. [MINIMUM 18" TYPE AA
(MR-5) COMPACTION]

SITE DIMENSION PLAN
LENEXA CITY CENTER - NORTH VILLAGE TOWNHOMES
LENEXA, KANSAS
FINAL DEVELOPMENT PLANS

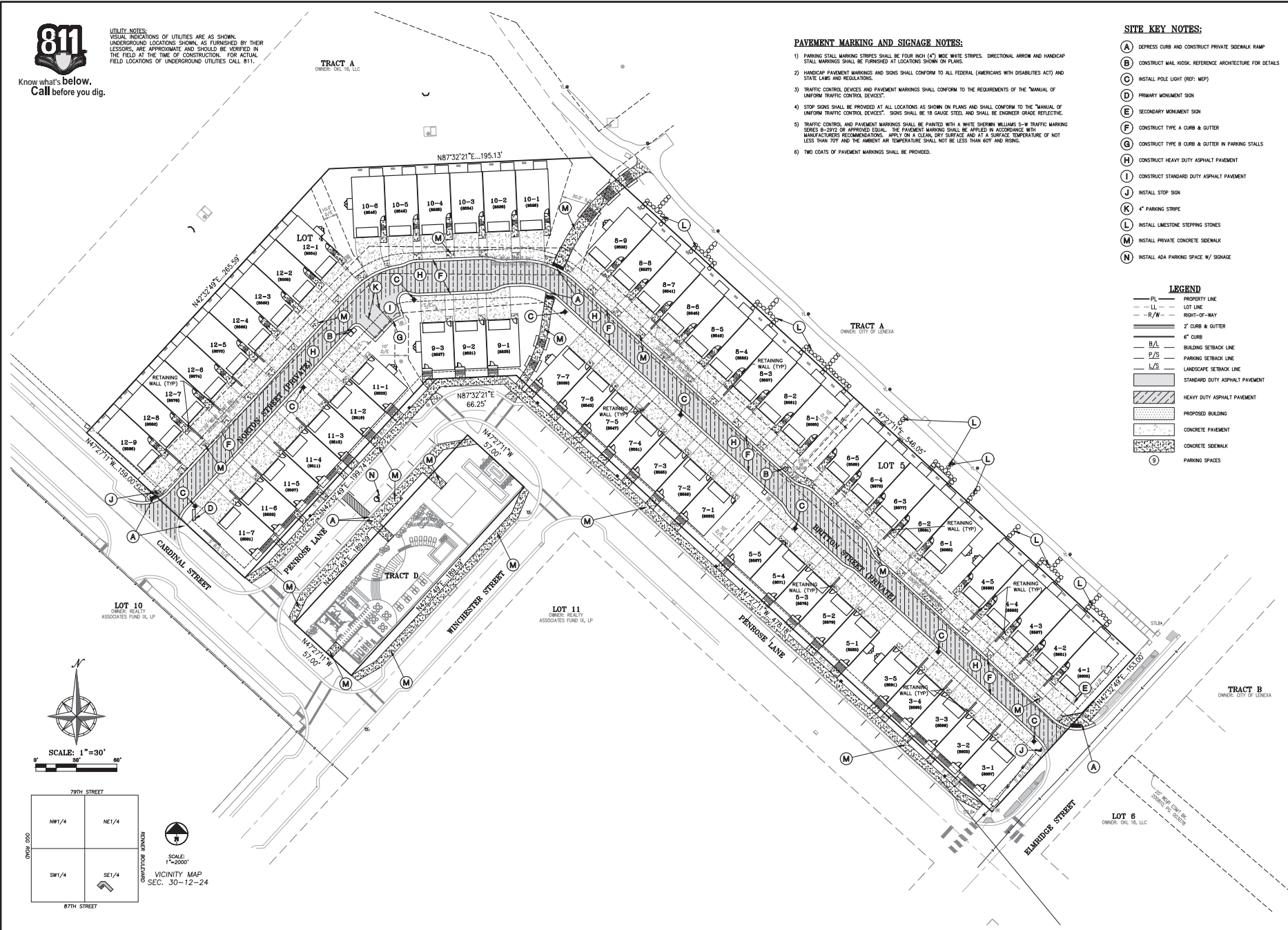
PROJECT NO.	DATE	BY	CHKD.
240005	11-17-2023	CHL 16, LLC	CHL 16, LLC
REVISIONS			
NO.	DATE	DESCRIPTION	
1	11-17-2023	ISSUED FOR PERMIT	
2	11-17-2023	ISSUED FOR PERMIT	
3	11-17-2023	ISSUED FOR PERMIT	
4	11-17-2023	ISSUED FOR PERMIT	
5	11-17-2023	ISSUED FOR PERMIT	
6	11-17-2023	ISSUED FOR PERMIT	
7	11-17-2023	ISSUED FOR PERMIT	
8	11-17-2023	ISSUED FOR PERMIT	
9	11-17-2023	ISSUED FOR PERMIT	
10	11-17-2023	ISSUED FOR PERMIT	

SHEET
C100



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TRACT A
OWNER: OMI 1B, LLC









PAVEMENT MARKING AND SIGNAGE NOTES:

- 1) PARKING SLAB MARKING STOPS SHALL BE FOUR INCH (4") DEEP WHITE STOPS. DIRECTIONAL, ARROW AND HANDCAP SLAB MARKINGS SHALL BE FURNISHED TO LOCATIONS SHOWN ON PLANS.
- 2) HANDCAP PAYMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- 3) TRAFFIC CONTROL DEVICES AND PAYMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- 4) STOP SIGNS SHALL BE PROVIDED AT ALL PAVEMENT AREAS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE reflective.
- 5) TRAFFIC CONTROL AND PAYMENT MARKINGS SHALL BE PROVIDED WITH A WHITE OR YELLOW WIDENING TRAFFIC MARKING. SIGNS SHALL BE IMPROVED COAT TYPE. TRAFFIC MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT TEMPERATURE SHALL BE NOT LESS THAN 40°F AND RISING.
- 6) TWO COATS OF PAYMENT MARKINGS SHALL BE PROVIDED.

SITE KEY NOTES:

- (A) DEPRESS CURB AND CONSTRUCT PRIVATE SIDEWALK RAMP
- (B) CONSTRUCT MAIL BOX. REFERENCE ARCHITECTURE FOR DETAILS
- (C) INSTALL POLE LIGHT (REF. MEP)
- (D) PRIMARY MONUMENT SIGN
- (E) SECONDARY MONUMENT SIGN
- (F) CONSTRUCT TYPE A CURB & GUTTER
- (G) CONSTRUCT TYPE B CURB & GUTTER IN PARKING STALLS
- (H) CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT
- (I) CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT
- (J) INSTALL STOP SIGN
- (K) 4" PARKING STRIPE
- (L) INSTALL Limestone STEPPING STONES
- (M) INSTALL PRIVATE CONCRETE SIDEWALK
- (N) INSTALL ADA PARKING SPACE w/ SIGNAGE

LEGEND

- | | |
|---|--------------------------------|
| — PL | PROPERTY LINE |
| — LL | LOT LINE |
| — R/W | RIGHT-OF-WAY |
| ===== | 2' CURB & GUTTER |
| ===== | 6" CURB |
| — B/L | BUILDING SETBACK LINE |
| — P/S | PARKING SETBACK LINE |
| — L/S | LANDSCAPE SETBACK LINE |
|  | STANDARD DUTY ASPHALT PAVEMENT |
|  | HEAVY DUTY ASPHALT PAVEMENT |
|  | PROPOSED BUILDING |
|  | CONCRETE PAVEMENT |
|  | CONCRETE SIDEWALK |
|  | PARKING SPACES |

SITE PLAN

LENEXA CITY CENTER - NORTH VILLAGE TOWNHOMES
LENEXA, KANSAS

LENEXA, KANSAS
FINAL DEVELOPMENT PLANS

PROJECT NO.	No.	Date	By	App.	Remarks
242656	1.	04-21-2025	B.A.D	B.A.D	CITY COMMENTS
DATE(S) 03-21-2025					
NAME B.A.D					
CERTIFICATE OF AUTHORIZATION					
NO. 242656					
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SHEET
C101



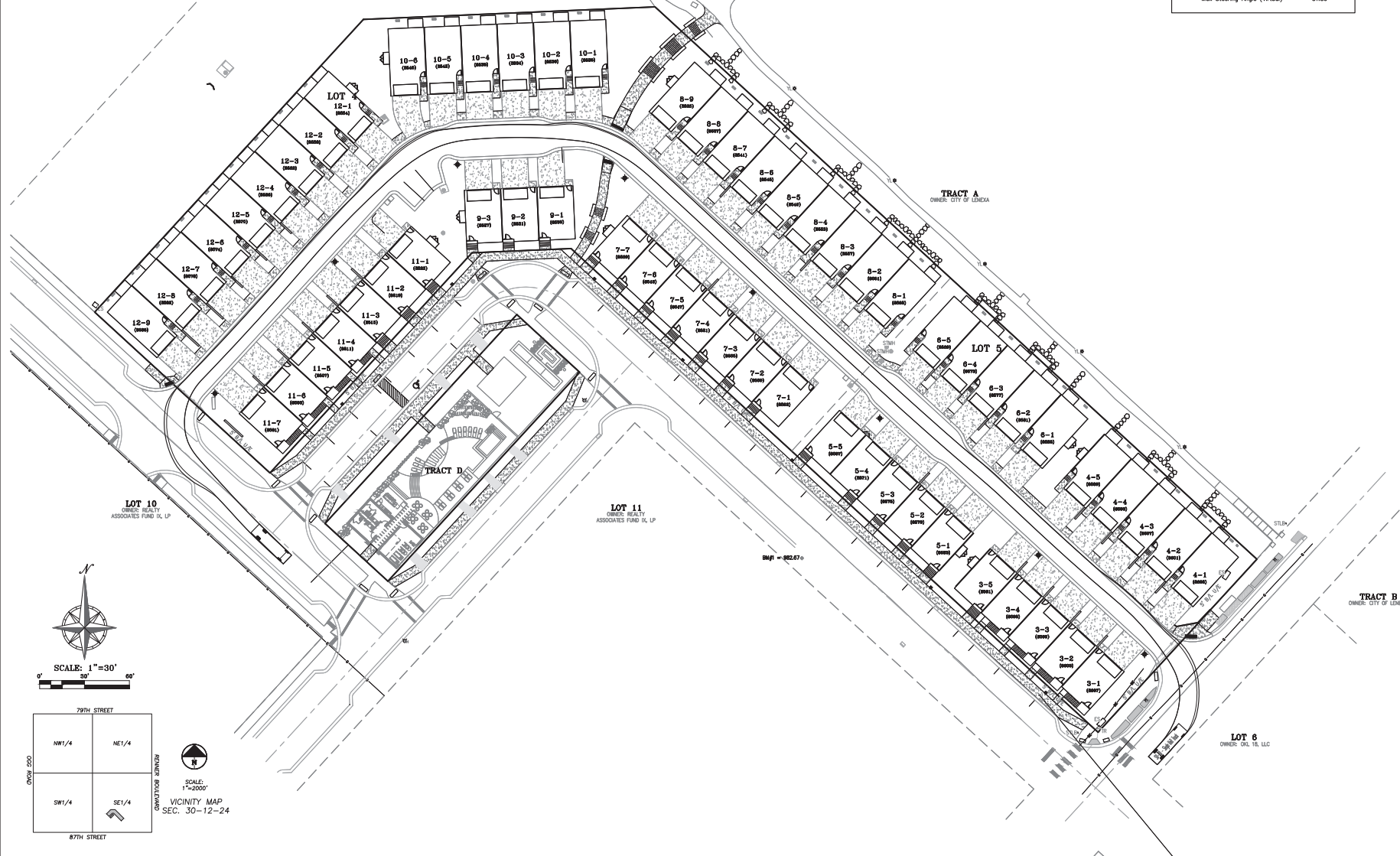
UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

TRACT A
OWNER: CIO 18, LLC



SU-30 - Single Unit Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

30.000
8.000
13.500
1.367
8.000
5.000
31.80*



1. **What is the purpose of the study?**
 2. **What are the research objectives?**
 3. **What is the research methodology?**
 4. **What are the results of the study?**
 5. **What are the conclusions of the study?**



TRUCK TURN PLAN
LENEXA CITY CENTER - NORTH VILLAGE TOWNHOMES
LENEXA, KANSAS
FINAL DEVELOPMENT PLANS

PROJECT NO.	No.	Date	Revision	By
240956	1.	04-27-2023		BAG DCL
DATE 03-31-2023				
ISSUED FOR APPROVED DEU				
CERTIFICATE OF AUTHORIZATION				
DATE ISSUED 1-3-22				
EXPIRATION 1-31				
CERTIFICATE OF AUTHORIZATION				
DATE ISSUED 1-3-22				
EXPIRATION 1-31				

SHEET
C102



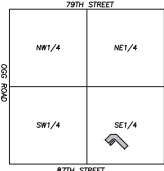
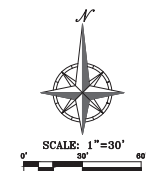
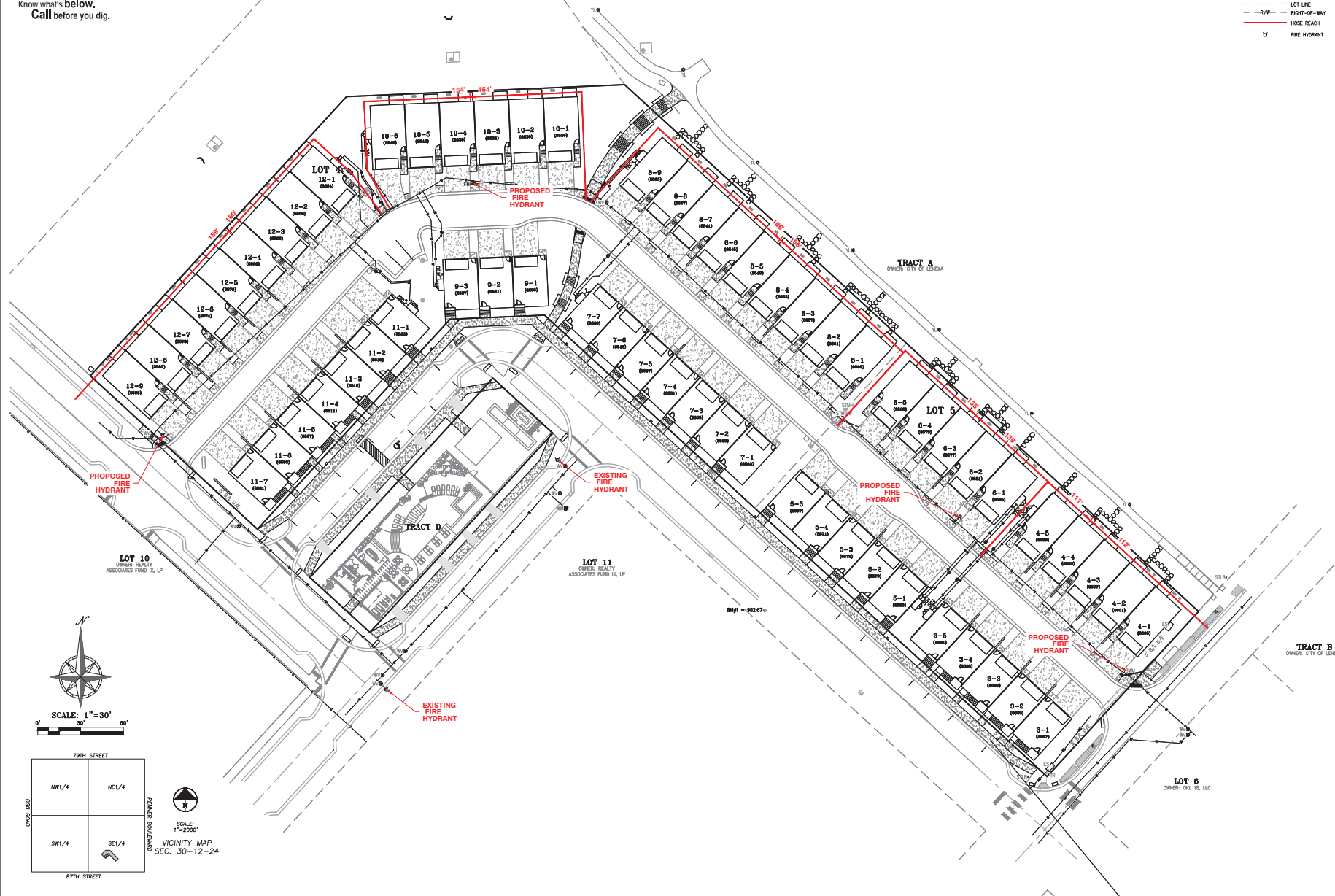
Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

TRACT A
OWNER: OHL 15, LLC

LEGEND:

- PL PROPERTY LINE
- LOT LINE
- R/W RIGHT-OF-WAY
- HOSE REACH
- FI FIRE HYDRANT



SCALE:
1"=200'
VICINITY MAP
SEC. 30-12-24

Project Information and
Notes to be included
with the final plan
and submitted to the
City of Lenexa
for review and
approval.



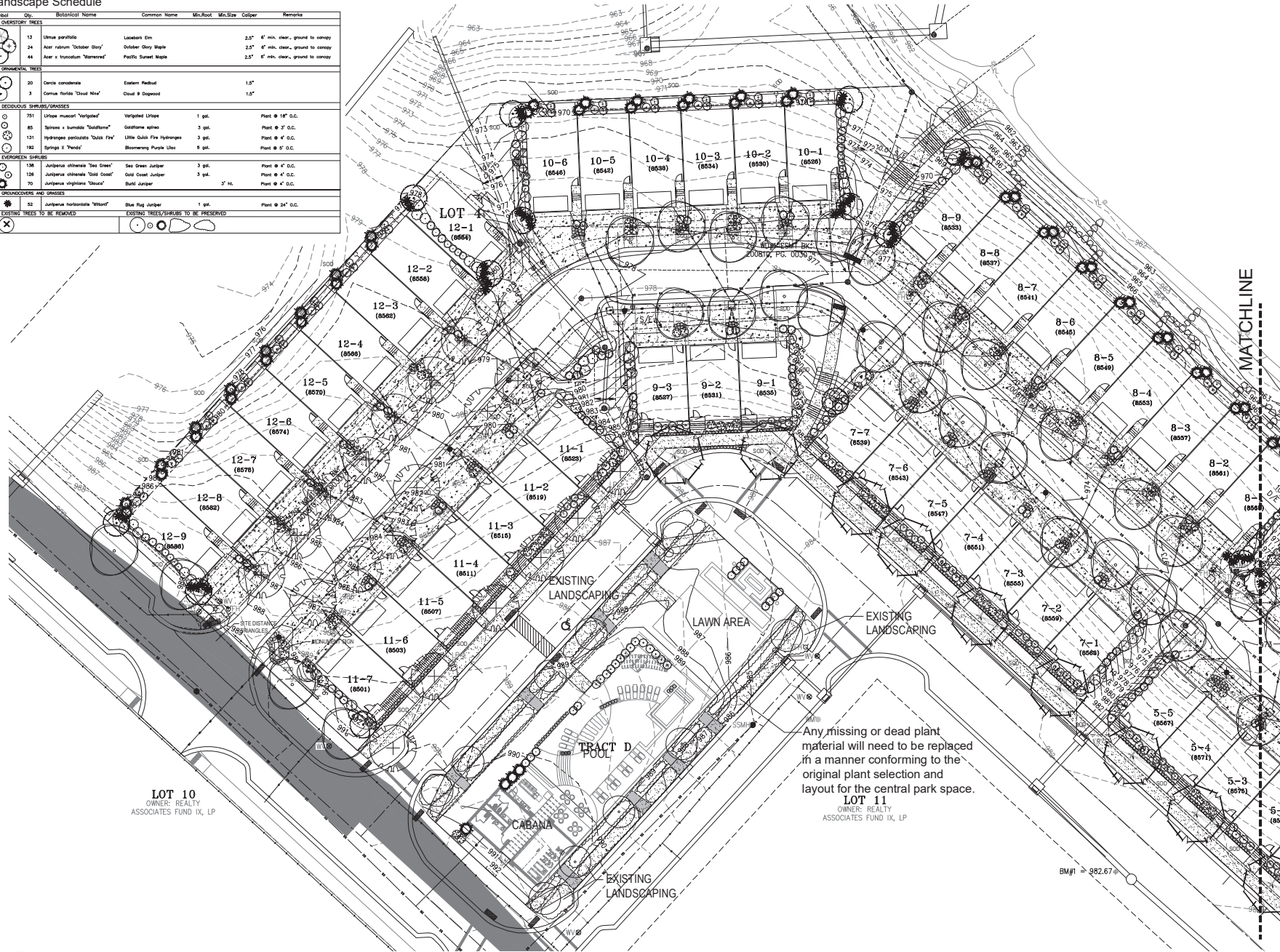
FIRE PROTECTION PLAN
LENEXA CITY CENTER - NORTH VILLAGE TOWNHOMES
LENEXA, KANSAS
FINAL DEVELOPMENT PLANS

PROJECT NO.	DATE	BY	CHKD.	APP'D.
240005	12-17-2024	BOB LEE		
DESIGNED BY				
CHECKED BY				
APPROVED BY				
DATE OF APPROVAL				
DATE OF REVISION				
DATE OF CLOSURE				

SHEET
C301

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Color	Remarks
OVERSTORY TREES							
	13	Ulmus parvifolia	Laetare Elm	2.5"	6"	min. clear, ground to canopy	
	24	Acer rubrum 'October Glory'	October Glory Maple	2.5"	6"	min. clear, ground to canopy	
	44	Acer x fraxinum 'Norwood'	Pacific Sunset Maple	2.5"	6"	min. clear, ground to canopy	
ORNA MENTAL TREES							
	20	Cornus canadensis	Eastern Redbud		1.5"		
	3	Cornus florida 'Cloud Nine'	Cloud 9 Dogwood		1.5"		
DECIDUOUS SHRUBS/GRASSES							
	751	Liriodendron tulipifera	Variiegated Liriodendron	1 gal.		Plant @ 18" O.C.	
	85	Spirea x burbankii 'Goldflame'	Goldflame spirea	3 gal.		Plant @ 3' O.C.	
	131	Hydrangea paniculata 'Dolce Fire'	Little Gink Fire Hydrangea	3 gal.		Plant @ 4' O.C.	
	182	Springer X 'Fendi'	Blossoming Purple Lilies	6 gal.		Plant @ 5' O.C.	
PERENNIALS							
	138	Juriperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.		Plant @ 4' O.C.	
	126	Juriperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.		Plant @ 4' O.C.	
	70	Juriperus virginiana 'Blue Star'	Blue Star Juniper	3" H.		Plant @ 4' O.C.	
GROUNDCOVERS AND GRASSES							
	121	Juriperus horizontalis 'Wiltonii'	Blue Star Juniper	1 gal.		Plant @ 24" O.C.	
EXISTING TREES/SHRUBS TO BE REMOVED							



Any missing or dead plant material will need to be replaced in a manner conforming to the original plant selection and layout for the central park space.

LOT 11
OWNER: REALTY ASSOCIATES FUND IX, LP

MEIER
LANDSCAPE
ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

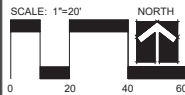


CLIENT

North Village, LLC
4435 Main Street
Suite 910
KCMO 64111

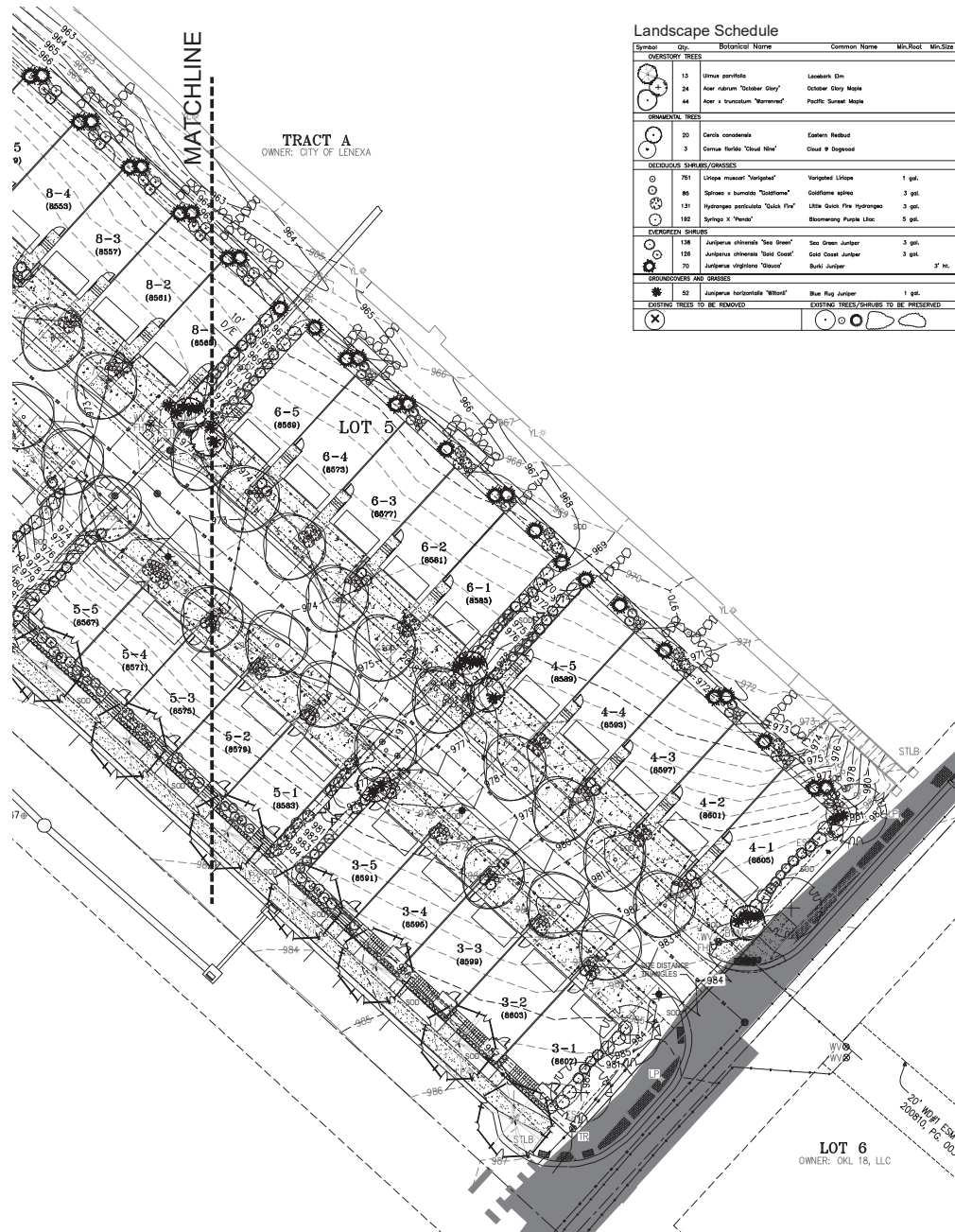
PROJECT

SITE PLAN
Lenexa City Center,
North Village,
Lenexa KS



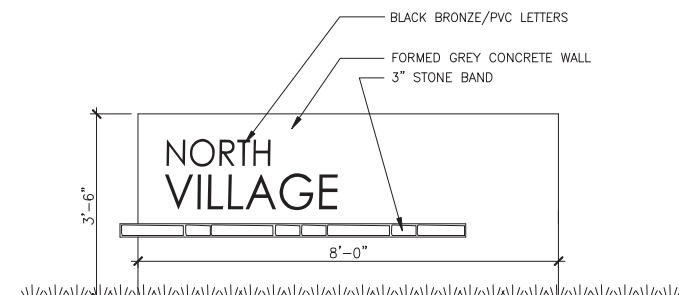
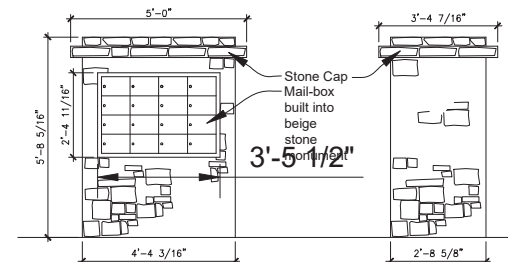
Date: 4.18.2025
Project#: 226
Landscape Plan

L2



Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
13	1	Ulmus parvifolia	Landmark Elm	2.5"	6"	1"	6" min. clear, ground to canopy
24	1	Acer rubrum "October Glory"	October Glory Maple	2.5"	6"	1"	6" min. clear, ground to canopy
44	1	Acer x fraxinifolium "Warrenii"	Pacific Sunset Maple	2.5"	6"	1"	6" min. clear, ground to canopy
ORNAMENTAL TREES							
20	3	Cornus canadensis	Eastern Redbud	1.5"			
3	3	Cornus florida "Cloud Nine"	Cloud 9 Dogwood	1.5"			
DECIDUOUS SHRUBS/GRASSES							
751	1	Liriodendron "Variegata"	Variegated Liriodendron	1 gal.			Plant @ 18" O.C.
85	3	Spiraea x bumalda "Goldflame"	Goldflame spiraea	3 gal.			Plant @ 3' O.C.
131	3	Hydrangea paniculata "Lime Light"	Lime Green Panicle Hydrangea	3 gal.			Plant @ 4' O.C.
162	5	Syringa x "Petersii"	Bloomerang Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
128	3	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
128	3	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
70	2'	Juniperus horizontalis "Spartan"	Bush Juniper	2' M.			Plant @ 4' O.C.
GROUNDCOVERS AND GRASSES							
52	1 gal.	Juniperus horizontalis "Wilton"	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
EXISTING TREES TO BE REMOVED							
EXISTING TREES/SHRUBS TO BE PRESERVED							



MEIER
LANDSCAPE
ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

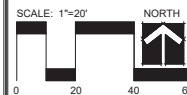


CLIENT

North Village, LLC
4435 Main Street
Suite 910
KCMO 64111

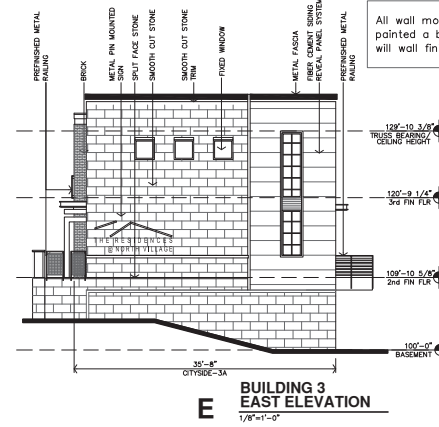
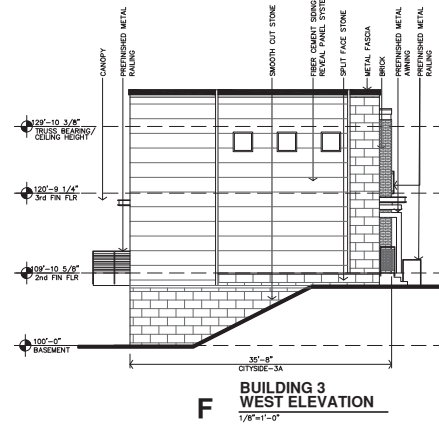
PROJECT

SITE PLAN
Lenexa City Center,
North Village,
Lenexa KS

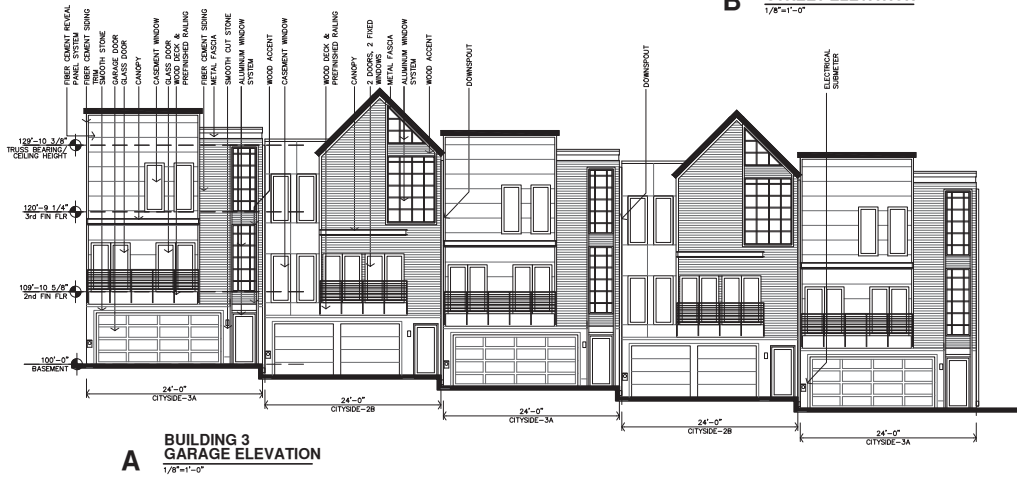


Date: 4.18.2025
Project#: 226
Landscape Plan

L3



All wall mounted equipment will be painted a blending or coordinating color will wall finish



Preliminary Plan Set

LENEXA CITY CENTER _ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
LENEXA,
KANSAS



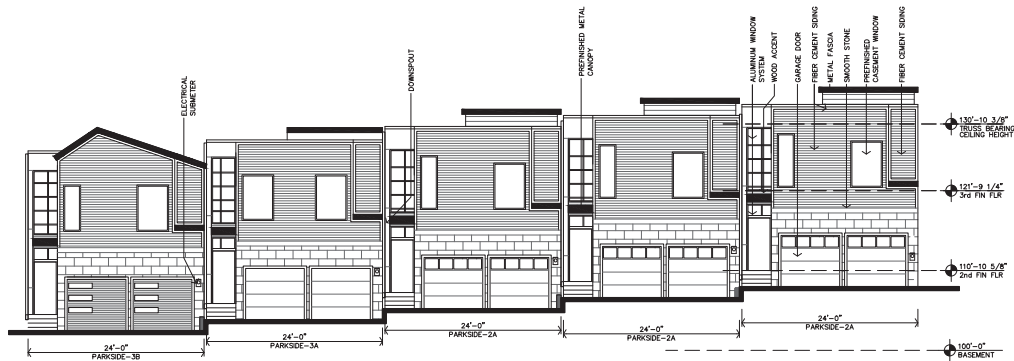
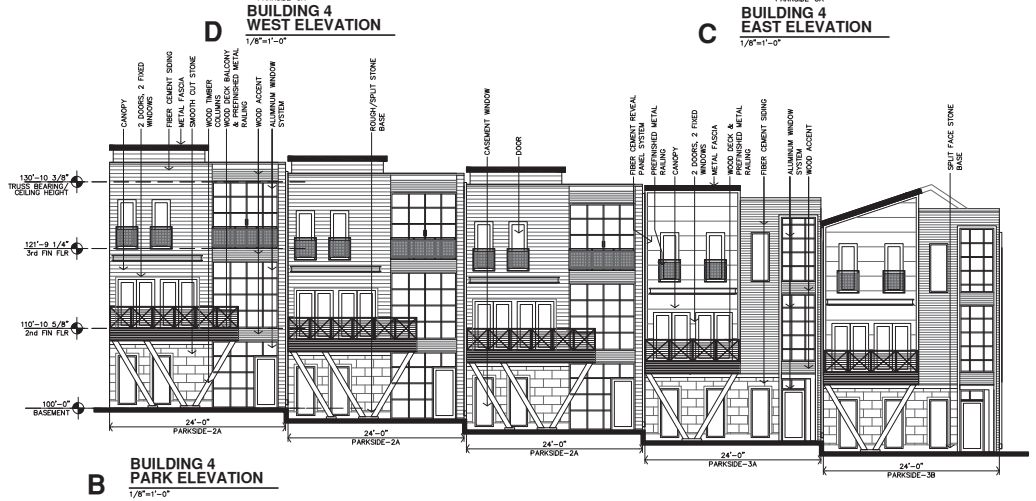
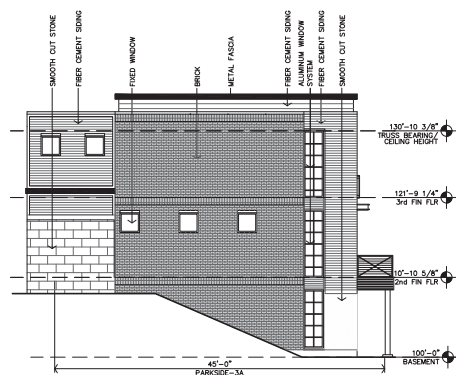
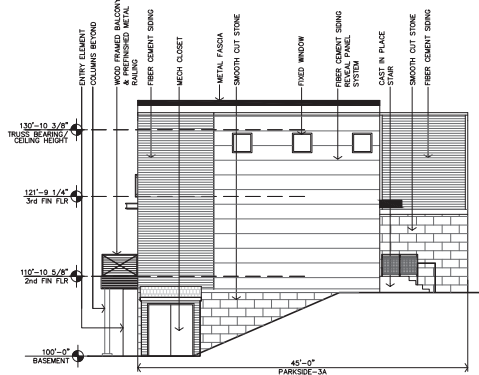
REVISION:
DATE: 3-27-2025
JOB: 25-3090
SHEET NO.:

A3.1

JonesGillamRenz
730 N. North
Salina, KS 67401
913.827.0386
jr@jgarchitects.com



All wall mounted equipment will be painted a blending or coordinating color will wall finish



Preliminary Plan Set

LENEXA CITY CENTER _ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
KANSAS

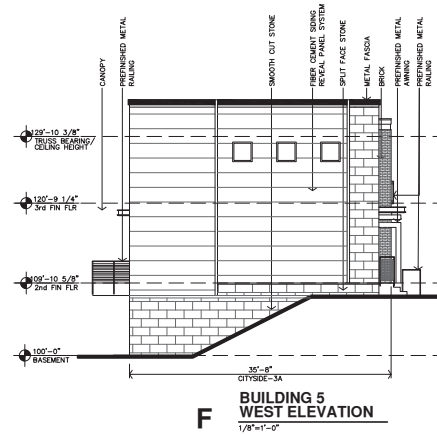


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DATE: 3-27-2025
JOB: 25-3090
SHEET NO.:

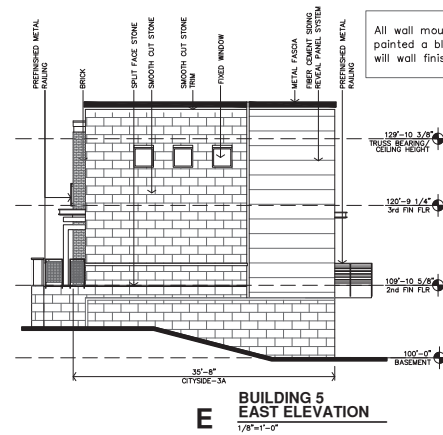
A3.2

JonesGillamRenz
730 N. North
1881 Main Street, Suite 3
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com

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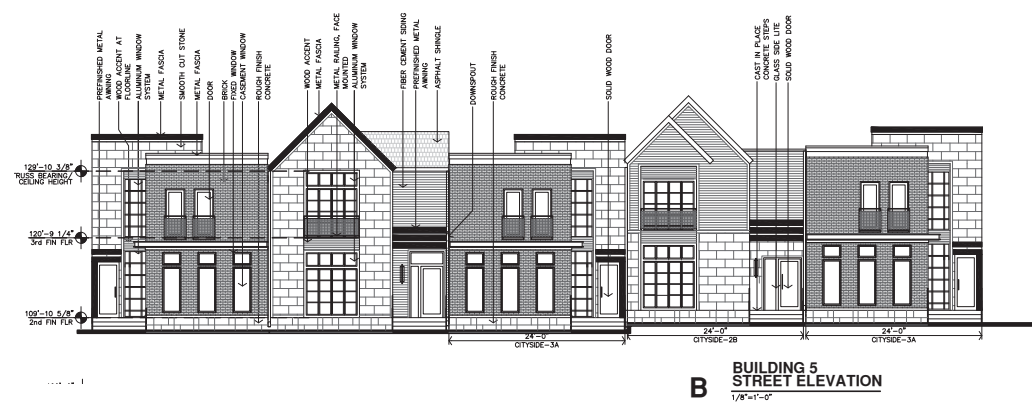


F
BUILDING 5 WEST ELEVATION
1/8"=1'-0"

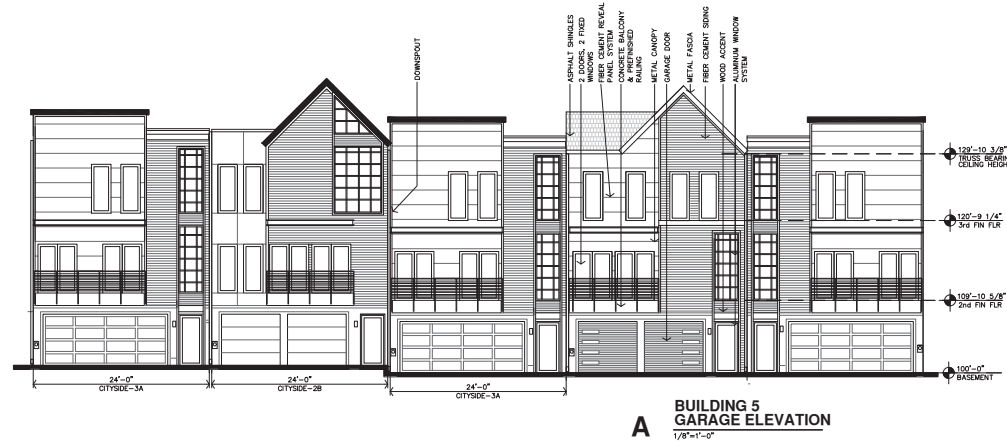


E
BUILDING 5 EAST ELEVATION
1/8"=1'-0"

All wall mounted equipment will be painted a blending or coordinating color will wall finish



B
BUILDING 5 STREET ELEVATION
1/8"=1'-0"



A
BUILDING 5 GARAGE ELEVATION
1/8"=1'-0"

Preliminary Plan Set

LENEXA CITY CENTER _ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
KANSAS
LENEXA,

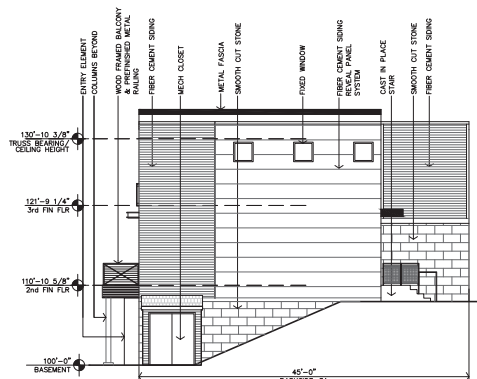


REVISION:
DATE: 3-27-2025
JOB: 25-3090
SHEET NO.:

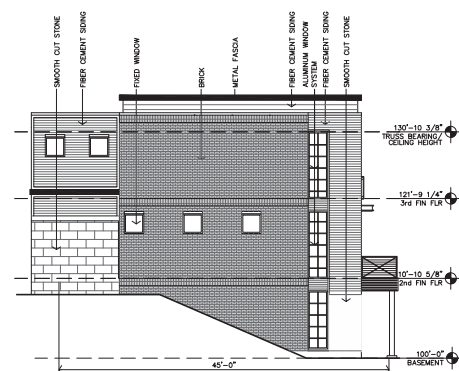
A3.3

JonesGillamRenz
JGR
720 N. North
Salina, KS 67401
913.827.0386
jr@jgarchitects.com

All wall mounted equipment will be painted a blending or coordinating color to wall finish



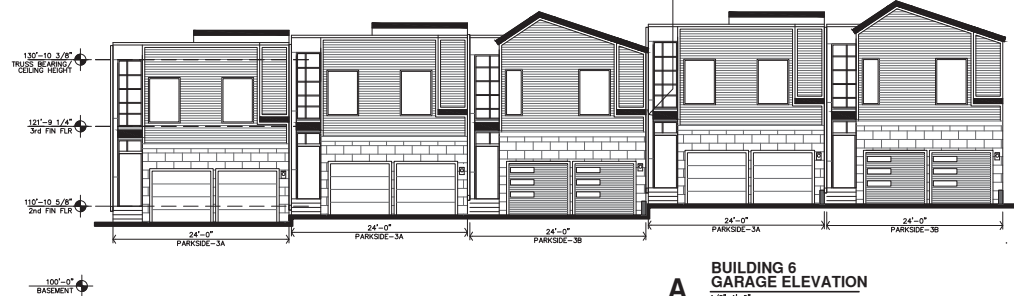
**BUILDING 6
EAST ELEVATION**
1/8"=1'-0"



**BUILDING 6
PARK ELEVATION**
1/8"=1'-0"



**BUILDING 6
PARK ELEVATION**
1/8"=1'-0"



**BUILDING 6
GARAGE ELEVATION**
1/8"=1'-0"

Preliminary Plan Set

LENEXA CITY CENTER _ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
KANSAS

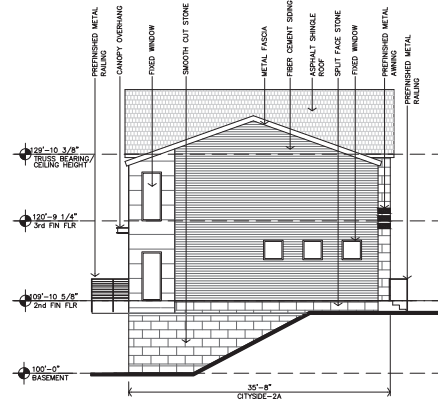


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SHEET NO.:

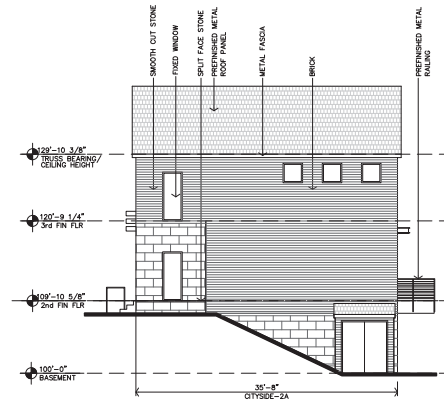
A3.4

JCR JonesGillamRenz
730 N. North
Salina, KS 67401
785.827.0386
Main Street, Suite 3
Kansas City, MO 6410
jr@jgarchitect.com

All wall mounted equipment will be painted a blending or coordinating color will wall finish



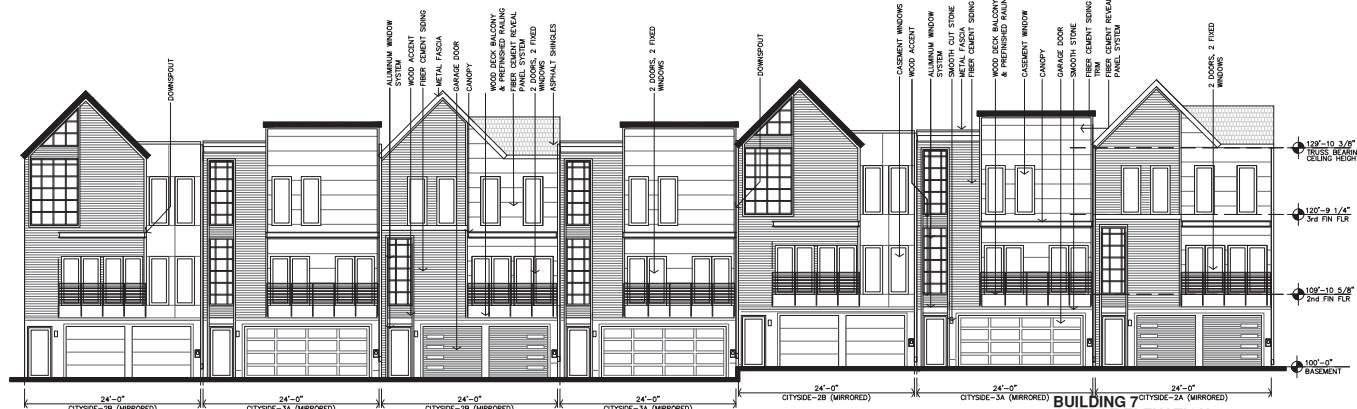
D BUILDING 7 WEST ELEVATION
1/8"=1'-0"



C BUILDING 7 EAST ELEVATION
1/8"=1'-0"



B BUILDING 7 STREET ELEVATION
1/8"=1'-0"



A BUILDING 7 GARAGE ELEVATION
1/8"=1'-0"

Preliminary Plan Set

LENEXA CITY CENTER _ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
LENEXA, KANSAS

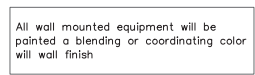


REVISION:
DATE: 3-27-2025
JOB: 25-3090
SHEET NO.:

A3.5

JCR JonesGillamRenz
730 N. North 1881 Main Street, Suite 3
Salina, KS 67401
913.827.0386
jr@jrgarchitects.com

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Preliminary Plan Set

LENEXA CITY CENTER_	NORTH VILLAGE TOWNHOMES
LENEXA,	NEW TOWNHOMES COMPLEX
	KANSAS



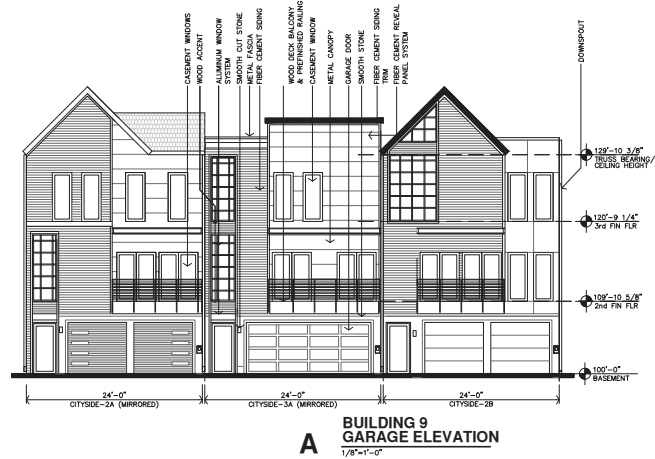
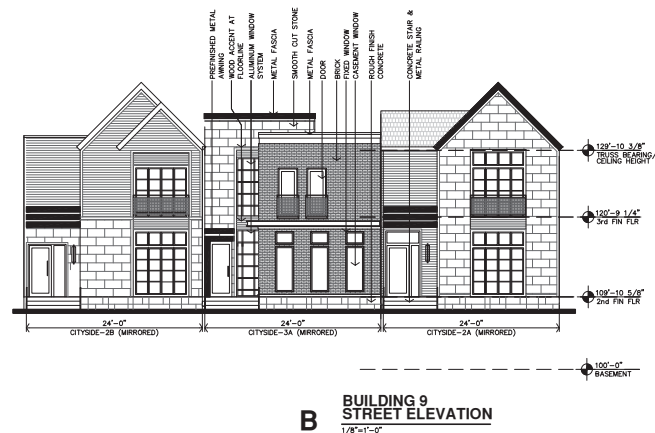
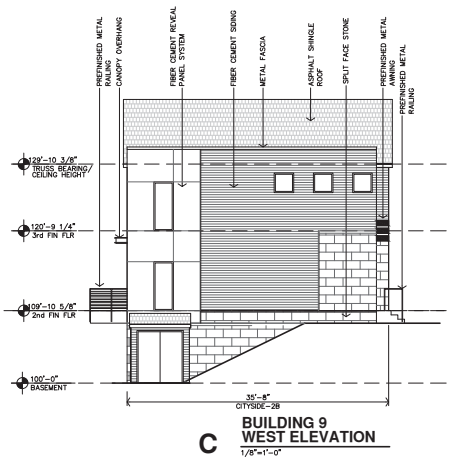
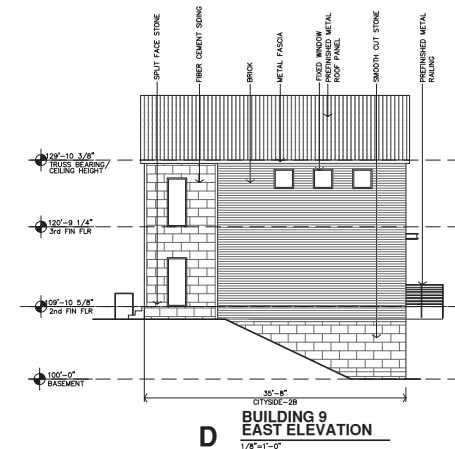
REVISION:

DATE: 3-27-202
JOB: 25-309
SHEET NO.:

A3.6

JCR
JonesGillamRenz
730 N. Ninth
1881 Main Street, Suite 3
Salina, KS 67401
Kansas City, MO 64101
785.827.0366
jgr@jgrarchitects.com

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All wall mounted equipment will be painted a blending or coordinating color will wall finish

Preliminary Plan Set

LENEXA CITY CENTER_ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
KANSAS
LENEXA,



REVISION:	
DATE:	3-27-2025
JOB:	25-3090
SHEET NO.:	

A3.7

JonesGillamRenz
JGR
730 N. North
1881 Main Street, Suite 3
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com

Architectural elevation drawing of the Parkside-38 building. The drawing shows a three-story structure with a basement. The roof is asphalt shingle. The exterior walls are composed of various materials: brick on the left, horizontal siding on the middle section, and stone on the right. A large metal door is located on the ground floor of the stone section. A fire escape is visible on the right side of the building. The drawing includes height markers on the left: 130'-10 3/8" for the third floor ceiling height, 121'-9 1/4" for the first floor, and 110'-10 5/8" for the second floor. The basement level is marked as 48'-0" below the first floor. The building is labeled "PARKSIDE-38" at the bottom.

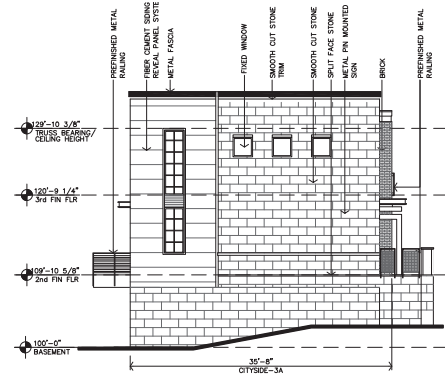
Architectural elevation drawing of the exterior of the 605-606 Parkside-2A. The drawing shows a two-story building with a basement. The facade features a combination of materials: smooth cut stone on the upper level, brick on the lower level, and metal panels for the canopy and upper windows. The drawing includes vertical dimension lines indicating heights: 130'-0" to 3'-6" for the ceiling height, 121'-9" to 1'-4" for the 2nd floor, 110'-0" to 5'-6" for the 2nd floor, and 110'-0" to 0'-0" for the basement. The drawing also shows a canopy, a metal closet, a smooth cut stone trim, a smooth cut stone wall, a fixed window, a fixed canopy system, a metal fascia, a metal panel, a smooth cut stone wall, and a fixed canopy system. The drawing is labeled "605-606 PARKSIDE-2A" at the bottom.

Architectural elevation drawing of a row of townhouses. The drawing shows a series of townhouse units with various materials and finishes. Callouts include: DOWNSPOUT, SEVENTH WINDOW, BRICK SIPS & METAL RAILING, ENTRY CANOPY, SPILT FACE STONE, SMOOTH CUT STONE, ENTRY CANOPY, WOOD ACCENT, ALUMINUM WINDOW SYSTEM, SMOOTH CUT STONE, METAL FACIA, WOOD BRICK ALUMINUM WINDOW SYSTEM, WOOD BRICK METAL RAILING, CANOPY, PREFINISHED METAL FACIA & SIPS, ENTRY CANOPY, WOOD TRIMER COLUMNS. The drawing also includes a section cut showing the interior of a unit. The drawing is labeled with dimensions and material specifications.

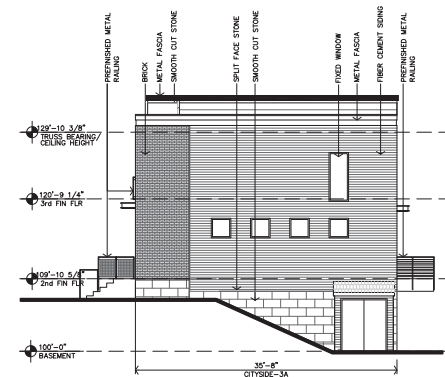
Dimensions and material specifications shown in the drawing:

- 24'-0" PARKSIDE-3B (MIRRORED)
- 24'-0" PARKSIDE-3B (MIRRORED)
- 24'-0" PARKSIDE-3A (MIRRORED)
- 24'-0" PARKSIDE-3B (MIRRORED)
- 24'-0" PARKSIDE-3A (MIRRORED)
- 24'-0" PARKSIDE-3A (MIRRORED)
- 24'-0" PARKSIDE-3A (MIRRORED)
- 13'-10 3/8" CEILING BEARING HEIGHT
- 12'-9 1/4" 3rd FIN FLR
- 11'-10 5/8" 2nd FIN FLR
- 10'-0" BASEMENT

All wall mounted equipment will be painted a blending or coordinating color will wall finish



D BUILDING 11 WEST ELEVATION
1/8"=1'-0"



C BUILDING 11 EAST ELEVATION
1/8"=1'-0"



B BUILDING 11 STREET ELEVATION
1/8"=1'-0"



A BUILDING 11 GARAGE ELEVATION
1/8"=1'-0"

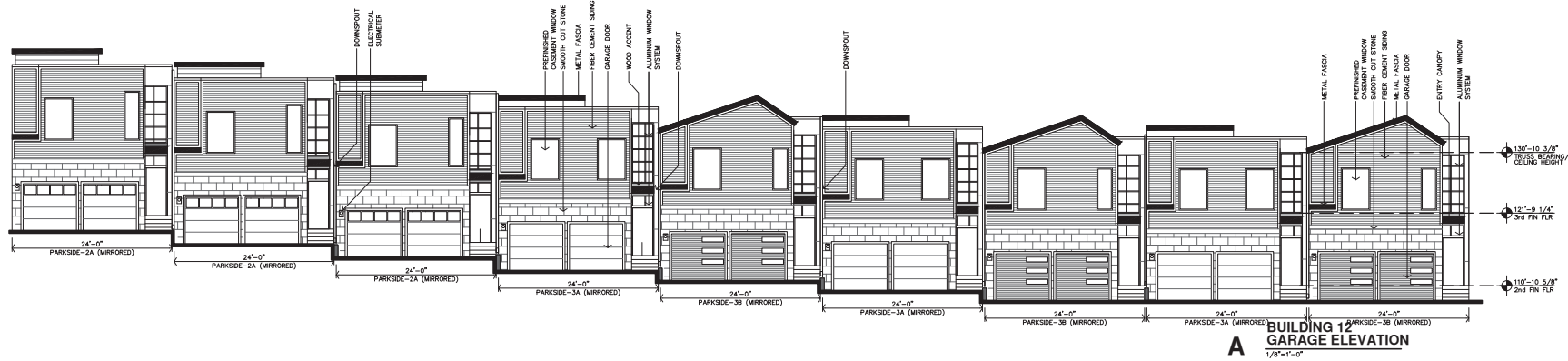
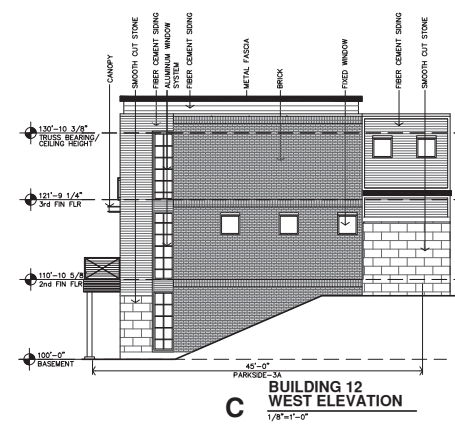
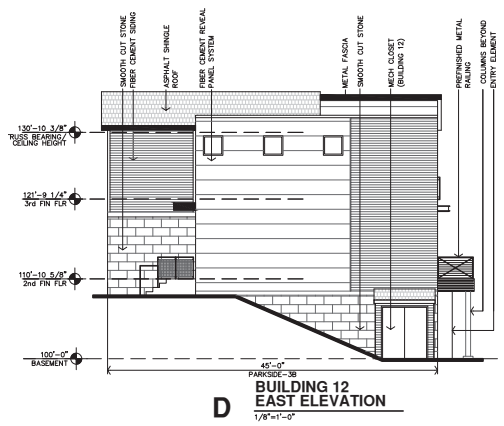
Preliminary Plan Set

LENEXA CITY CENTER _ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
LENEXA, KANSAS

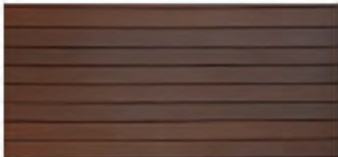


REVISION:
DATE: 3-27-2025
JOB: 25-3090
SHEET NO.:

A3.9



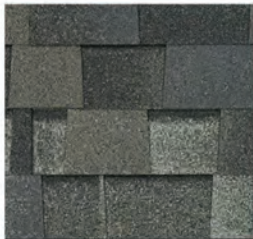
LENEXA NORTH VILLAGE TOWNHOMES



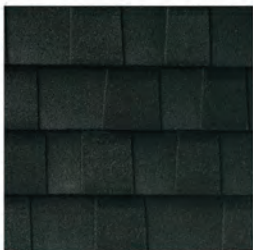
WOOD ACCENT



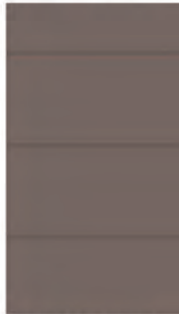
METAL
KYNAR - EXTRA DARK BRONZE
WINDOWS, AWNINGS, RAILINGS, ROOF FASCIA



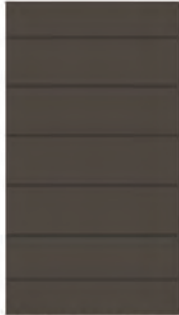
ASPHALT SHINGLES



SIDING COLOR 2



SIDING COLOR 1



SIDING COLOR 3



BRICK BLEND - FACEBRICK



SPLIT FACE STONE



HONED - SMOOTH CUT

SAMPLE EXTERIOR FINISHES

Preliminary Plan Set

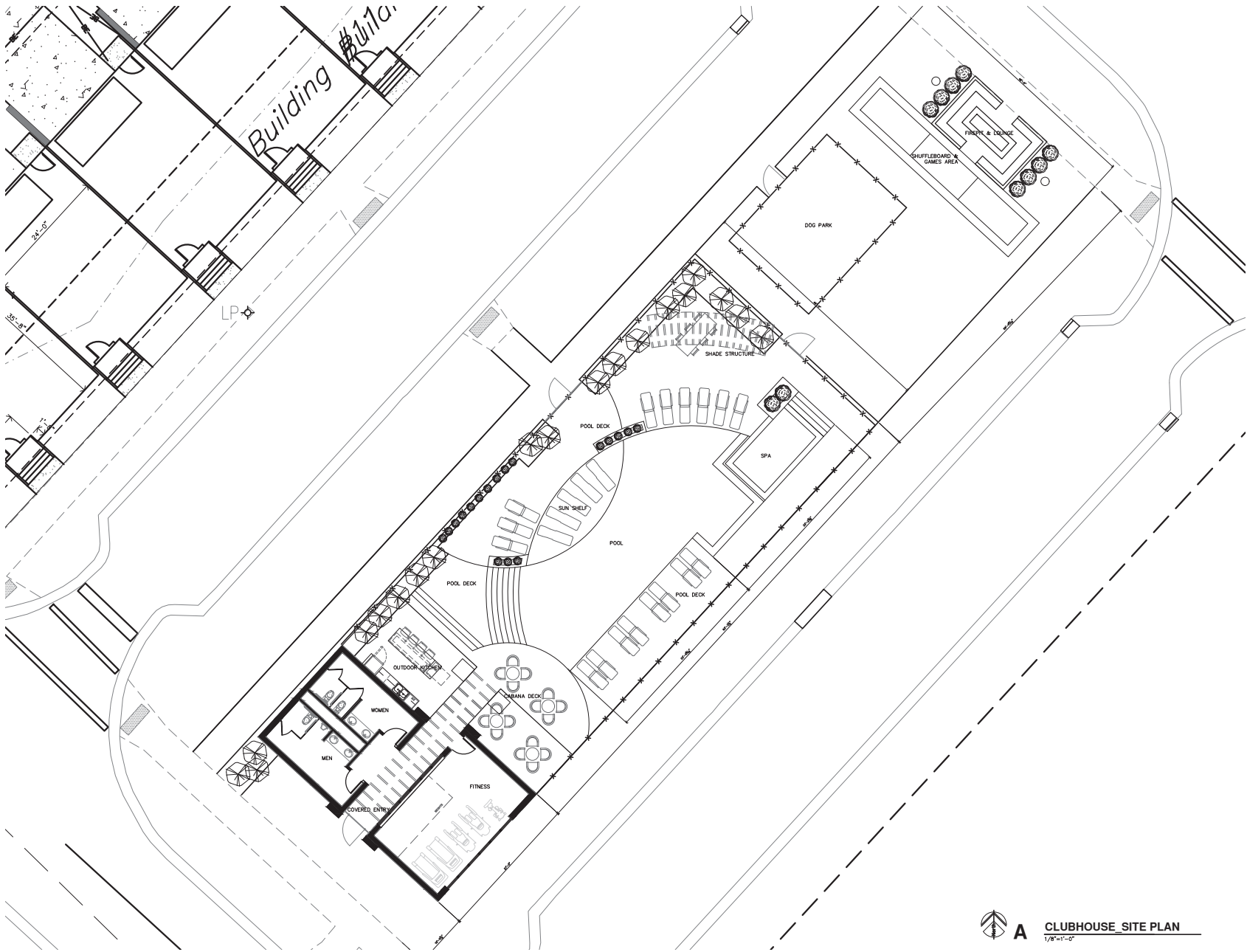
LENEXA CITY CENTER_ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
LENEXA, KANSAS



REVISION:	
DATE:	3-27-2025
JOB:	25-3090
SHEET NO.:	

A3.11

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jgr@jgarchitect.com



A CLUBHOUSE SITE PLAN
1/8"=1'-0"

Preliminary Plan Set

LENEXA CITY CENTER _ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
LENEXA, KANSAS

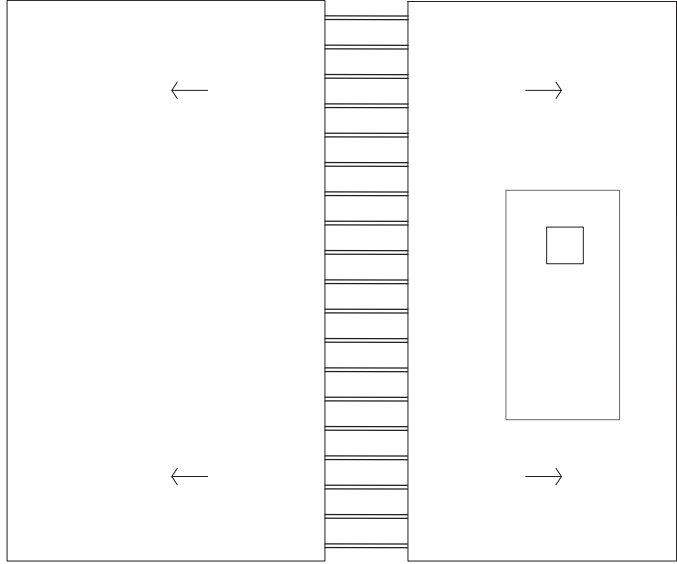


REVISION:
DATE: 3-27-2025
JOB: 25-3090
SHEET NO.:

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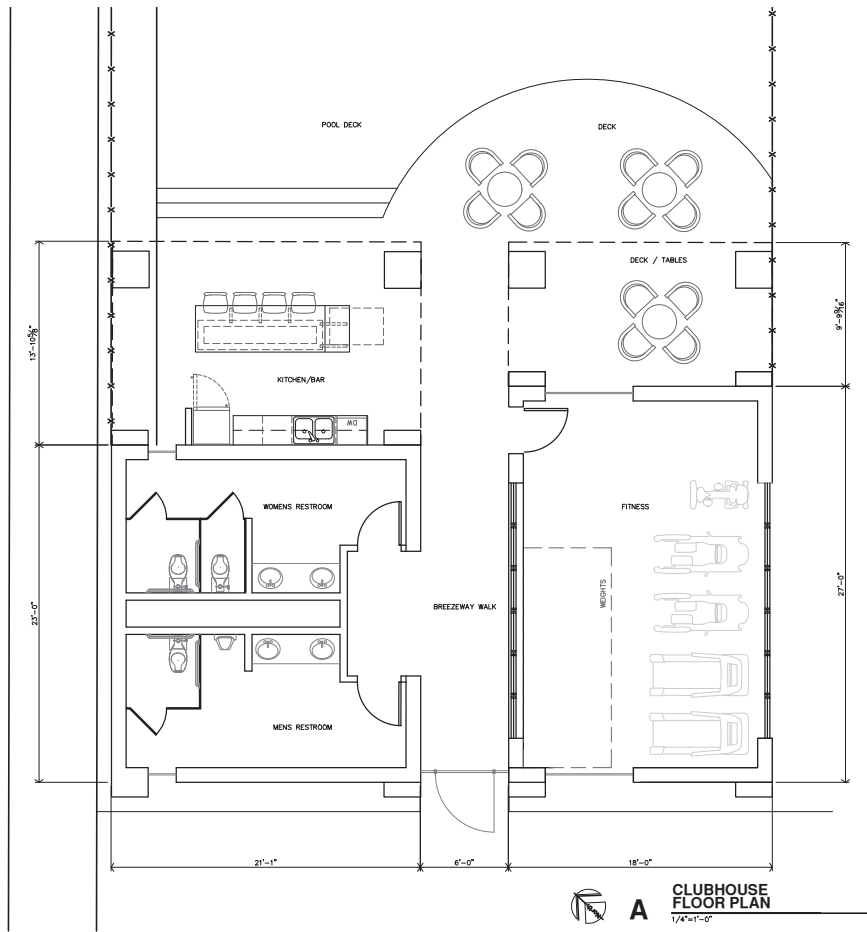
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B

**CLUBHOUSE
ROOF PLAN**
1/4"=1'-0"



A

**CLUBHOUSE
FLOOR PLAN**
1/4"=1'-0"

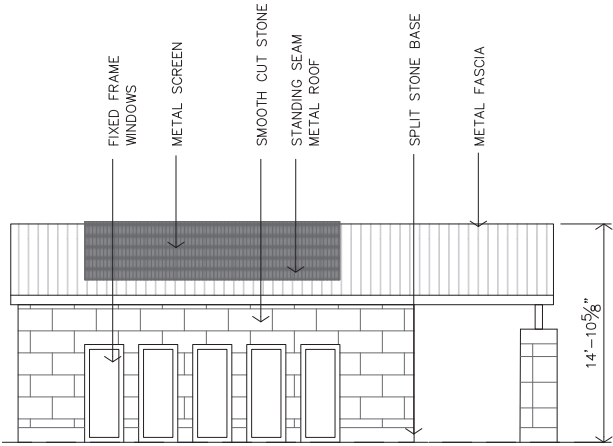
Preliminary Plan Set

LENEXA CITY CENTER _ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
LENEXA,
KANSAS

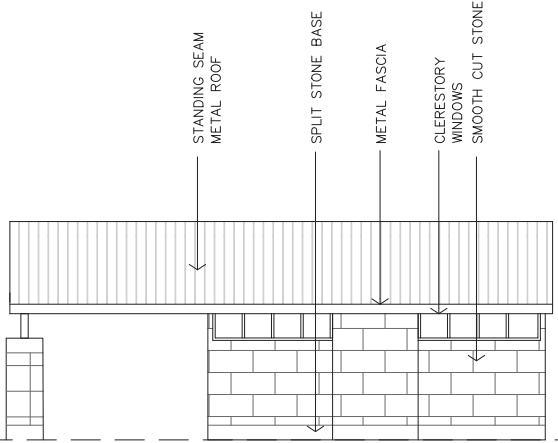


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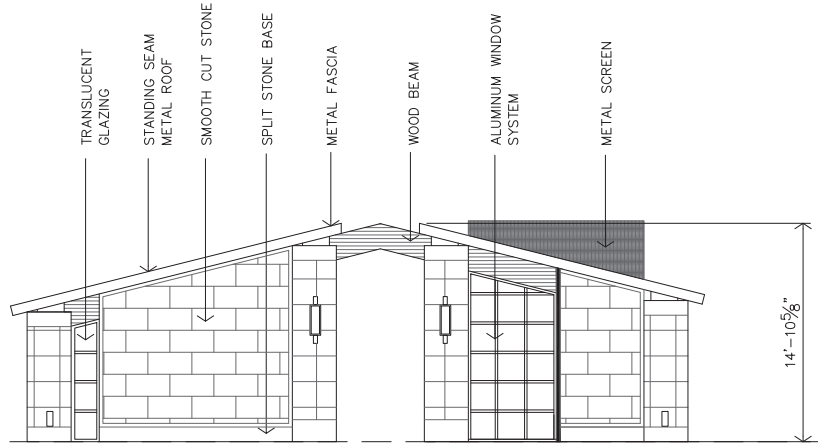
AC2.2



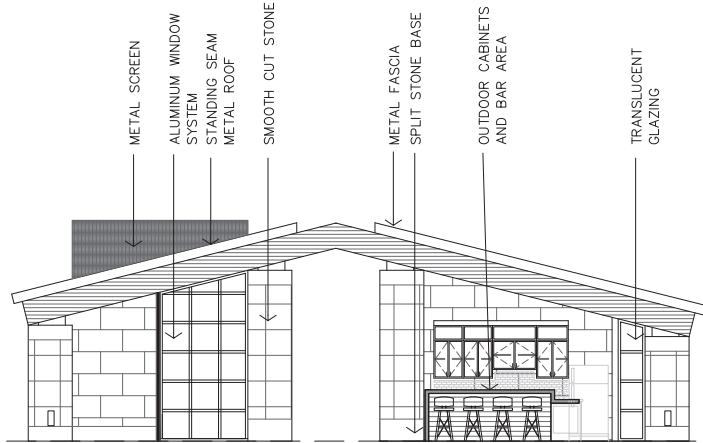
B SOUTH/SIDE ELEVATION
CLUBHOUSE
1/4"=1'-0"



D NORTH/SIDE ELEVATION
CLUBHOUSE
1/4"=1'-0"



A WEST/FRONT ELEVATION
CLUBHOUSE
1/4"=1'-0"



C EAST/POOL ELEVATION
CLUBHOUSE
1/4"=1'-0"

Preliminary Plan Set

LENEXA CITY CENTER _ NORTH VILLAGE TOWNHOMES
NEW TOWNHOMES COMPLEX
LENEXA,
KANSAS



REVISION:

DATE: 3-27-2025
JOB: 25-3090
SHEET NO.:

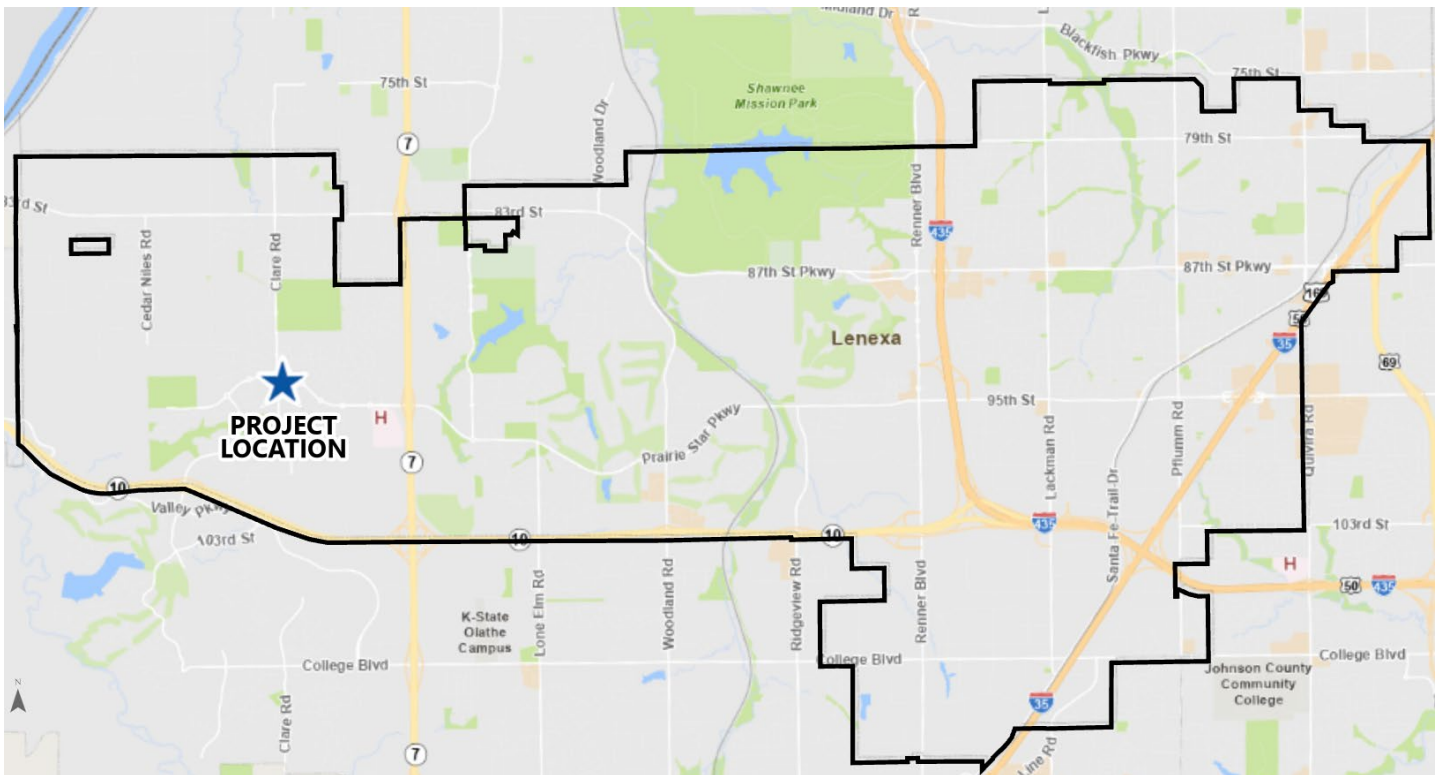
AC3.1

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ST. JAMES ACADEMY STADIUM SOUND SYSTEM

Project #:	DV25-02	Location:	24505 Prairie Star Parkway
Applicant:	Dan Foster, Schlagel Associates	Project Type:	Deviation
Staff Planner:	James Molloy	Proposed Use:	High School Stadium PA System



PROJECT SUMMARY

The applicant requests approval of a deviation to allow for St. James Academy (SJA) to exceed the noise level permitted by the Unified Development Code (UDC). St. James Academy is a private high school, located at the southeast corner of Prairie Star Parkway and Clare Road, and includes an outdoor athletic stadium. The school hosts sporting events, school assemblies and other events customarily associated with high schools, such as band practices and graduations, at the stadium. A deviation from the noise regulations will allow St. James Academy to utilize their property and public address system for events without having to secure a special event permit for each event.

STAFF RECOMMENDATION: APPROVAL WITH A CONDITION

SITE INFORMATION

The overall site for the high school is approximately 42 acres, with the stadium occupying approximately 13 acres of the site. The school was originally constructed in 2004, with various additions to the site made since then, including more recently the addition of the stadium and additional parking. The field has existed since 2020 and the sound system was added in 2022 and has occasionally exceeded the decibel levels of the code via the special event permit process, a process that can be restrictive and burdensome for a high school to manage. The deviation request relates primarily to the public address system located at the stadium as noted in Exhibit 1 below, but includes other noise-producing activities such as the playing of band instruments, crowd noise and noises typically associated with a high school.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
13.3 Acres	N/A	R-1	Institutional



Exhibit 1: Aerial image of subject site.

LAND USE REVIEW

The site is zoned R-1, Residential Single-Family District, and is classified as institutional by the Comprehensive Plan's Future Land Use Map. The subject property is surrounded on three sides by various residential uses, with future commercial development envisioned to the north.

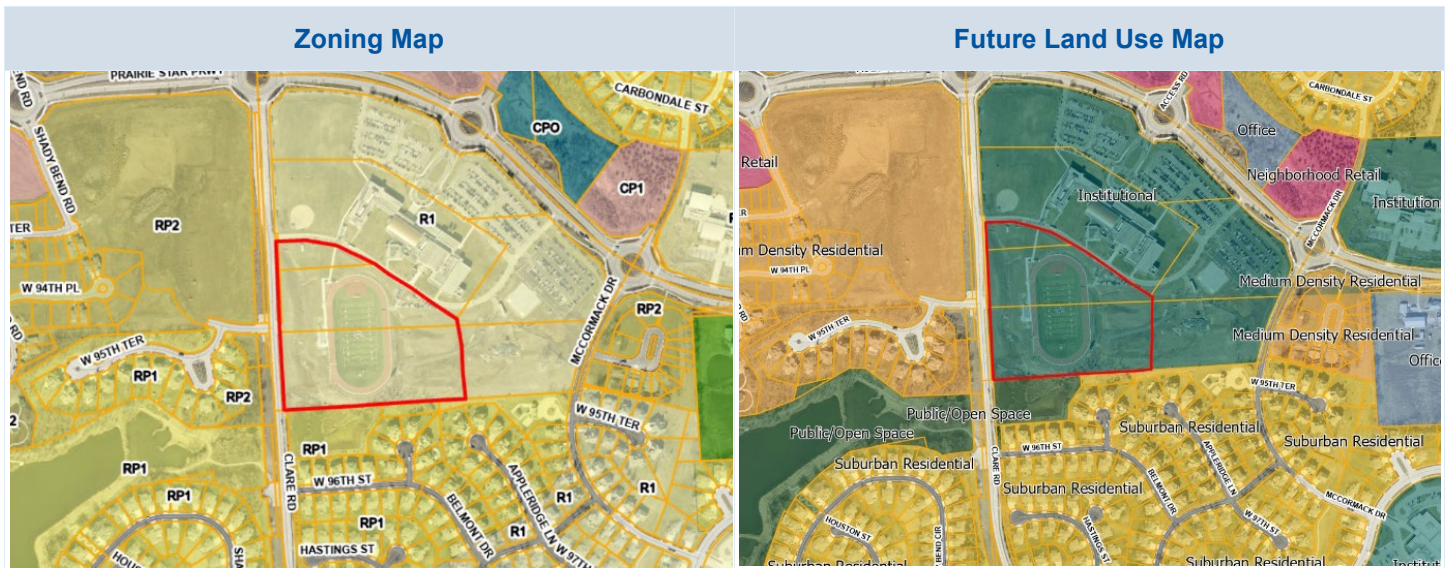


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Institutional	R-1 Residential Single-Family	High School (St. James Academy)
North	Neighborhood Retail	CP-1 Planned Neighborhood Commercial District	Vacant Property
South	Suburban Residential	RP-1 Planned Residential Single-Family District	Single-Family Subdivision
East	Medium-Density Residential	RP-2 Planned Intermediate-Density District	Single-Family Subdivision
West	Medium-Density Residential	RP-2 Planned Intermediate-Density District	Vacant Property and Subdivision

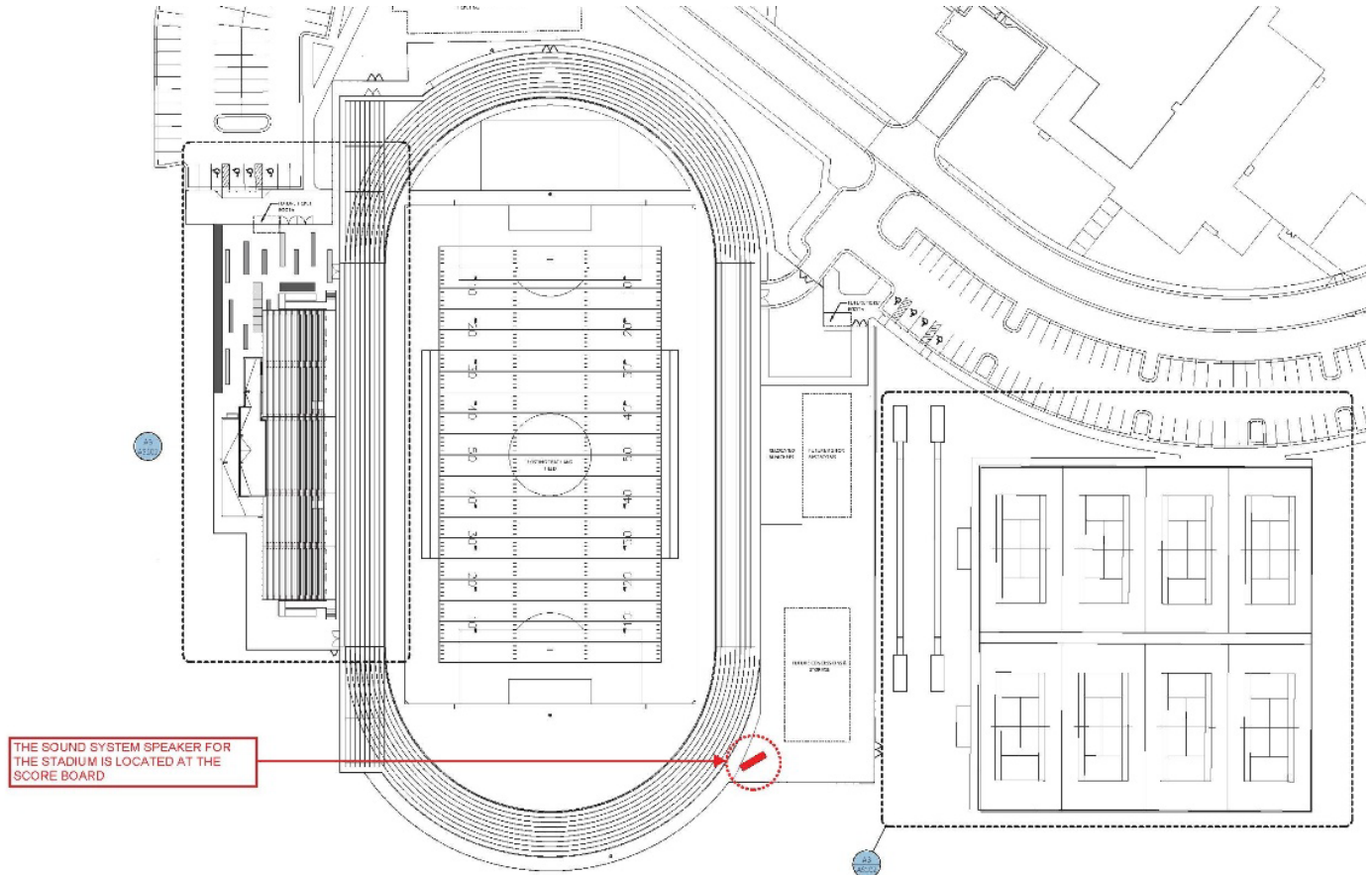


Exhibit 2: Location of SJA Public Address Sound System (circled in red).

DEVIATIONS

The requested deviation is for an exception to the Lenexa Noise Regulations as noted within Table 2. The deviation is allowed per Section 4-1-C-4-E-7-c, which provides an exemption for, “sound that a person is making or causing to be made when said person has received and maintains a valid license or permit that specifically allows the sound from any department, board, or commission of the City authorized to issue a license or permit.” The Planning Commission recently granted a similar deviation to the KC Bier project (PL24-09FR) located near the southeast corner of Prairie Star Parkway and Ridgeview Road.

TABLE 2: NOISE DEVIATIONS

Deviation	Allowed	Proposed	Maximum Difference
Noise (Section 4-1-C-4-E-2 of the UDC)	70 dB(A) (7 AM to 7 PM) 55 dB(A) (7 PM to 7 AM)	Up to 92 dB	22 dB (7 AM to 7 PM) 37 dB (7 PM to 7 AM)

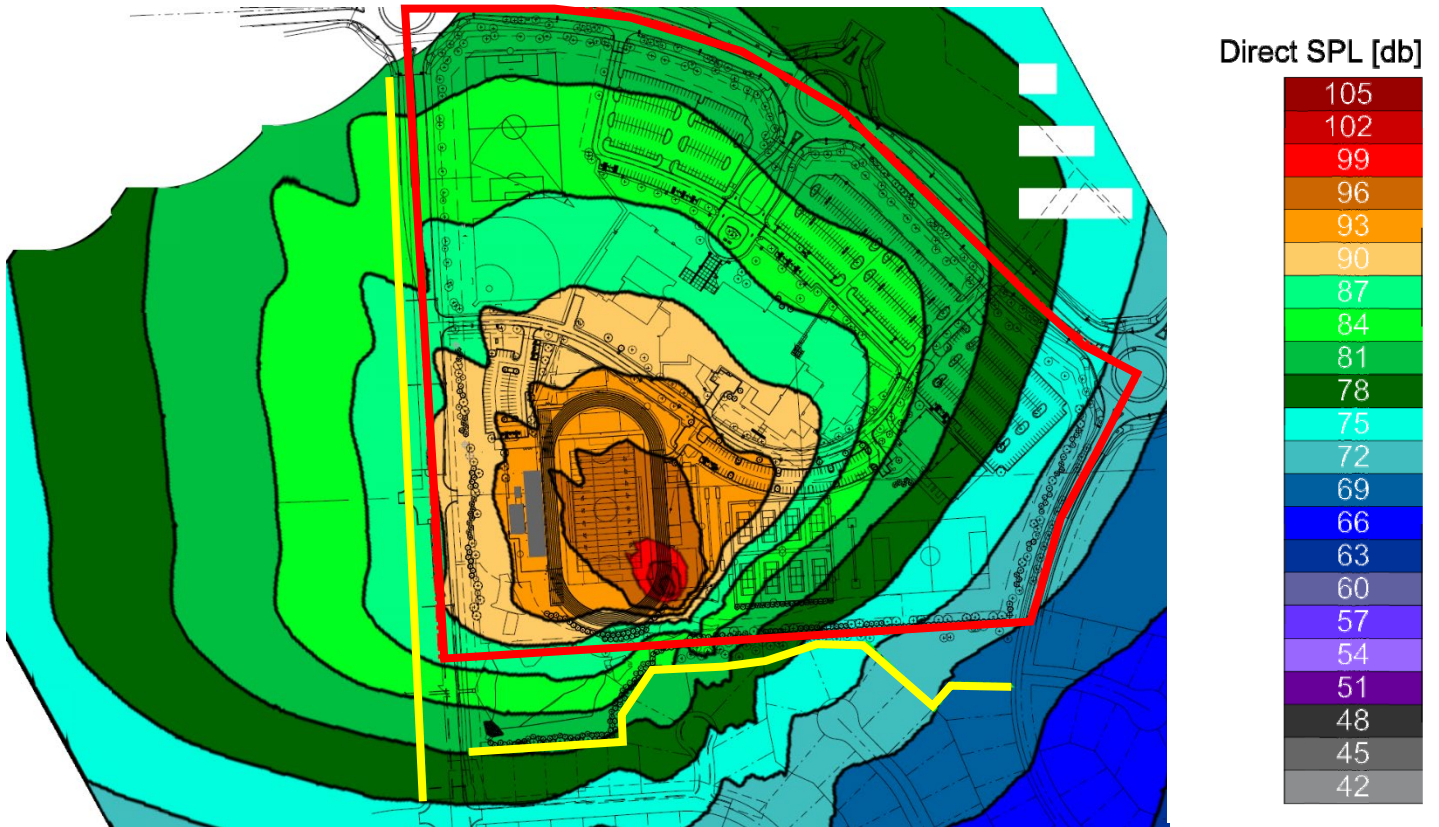


Exhibit 3: Site Sound Map at Maximum Volume. SJA property outlined in red, residential outlined in yellow

Though the property is zoned R-1, Staff uses the criteria stated in [Section 4-1-B-27-G-4-f](#) for planned districts to analyze this deviation request. 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.**

The subject property is a unique site compared to most institutional uses within a typical residential neighborhood in Lenexa, as it is the only high school within the City. St. James Academy is one of two schools (the other being Mill Creek Middle School) with a full athletic facility and is the only facility with a “complete” stadium facility setup, with hosted events such as sports games, as would be expected with a high school, either public or private. High schools have high levels of outdoor activities and St. James is not unique as a high school in having such activities. No high school could operate under the City’s noise regulations without some relief afforded to it. Up until now the school has processed special event permits to exceed the maximum noise levels for school-related events, which has proven restrictive and difficult to navigate as events are required to be determined too far in advance for the permit approval.

Staff clarifies, through a proposed condition of approval, that this deviation should only be granted for typical school-related activities. Should a use, such as a school carnival or concert, be proposed by the school, then a special event permit will need to be processed and the noise analyzed with such a request.

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

The deviation request has the potential to affect the adjacent residences, particularly those to the south of the stadium, which are roughly 225 feet away from the public address system. According to the sound study submitted by the applicant, residences to the south may experience sound at a volume of between 51-66 dB at low volume and 66-84 dB at the maximum volume. Residences to the west are 770 feet away from the sound system. Per the sound study, it is estimated that those residences may experience noise anywhere between 60-69 dB at low volume and 69-78 dB at maximum volume.

It is expected that this public address system would only be used for sporting events and large events, such as graduation, which are not a daily or year-round occurrence. Additionally, the system will not be used at its maximum volume and will be mostly used at low volume according to the applicant. This should reduce the impact on nearby residents. Physical buffers and distance, such as the stadium's grandstands and Clare Road itself, will help mitigate impacts of noise generated at the school for residents to the west.

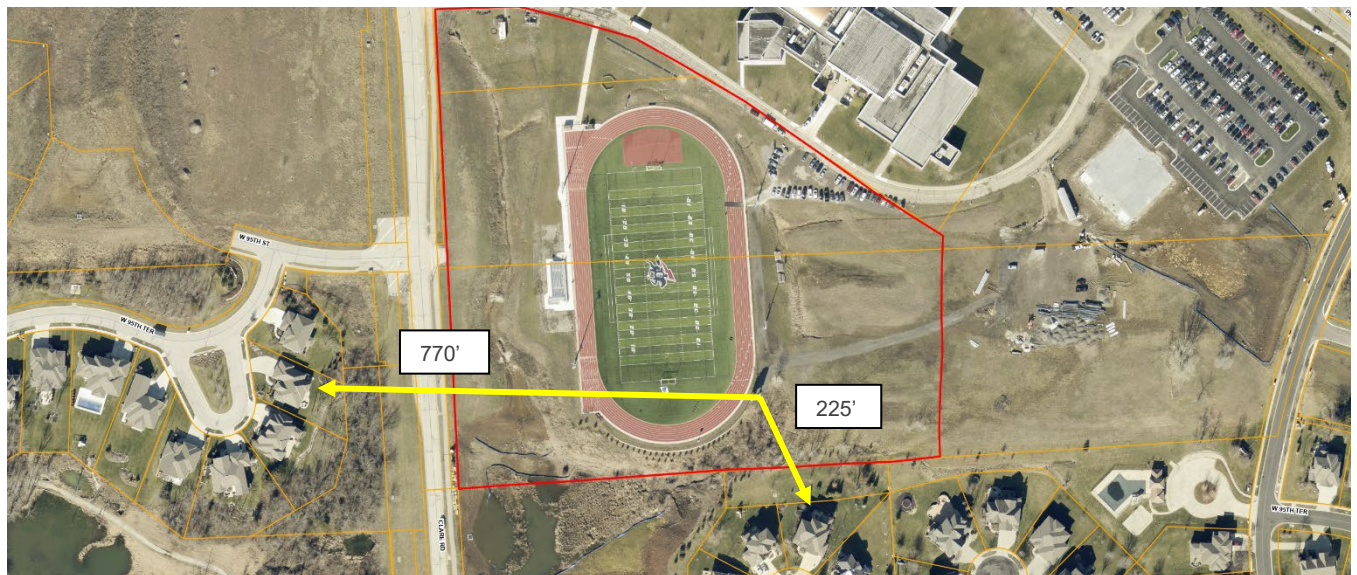


Exhibit 4: Distance to Existing Residential Properties.

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

Strict application of the noise ordinance would limit the high school to emit no more than 70 dB(A) between 7 AM and 7 PM, and no more than 55 dB(A) between 7 PM and 7AM. These limits would significantly impact the ability of the high school to adequately host events on-site, particularly after-school events, such as sporting events and other school activities, which may be considered an unnecessary hardship for the school.

The aerial image in Exhibit 5 reflects that the school was constructed circa 2004 as the area was being built out with residential uses. Homeowners moving into the area should have been aware that a high school was being constructed. High schools generate certain impacts to carry out their mission of education and those moving to an area around the school should have an expectation of living with such impacts such as periodic noise events.



Exhibit 5: St. James Academy Stadium Site in 2004.

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

Exceeding the noise regulations will impact neighboring residents during the time the sound system is activated or other noisy activities occur; however, the impact should be no more than should be customarily expected for a high school. In Staff's opinion, the higher levels of sound are reasonable for the use of a high school. Staff is supportive of the request for the deviation provided that the listed circumstances are accounted for, such as utilizing a lower sound system volume and limiting how late in the evening the system is used.

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 not to create distress or undue aggravation. Staff concludes that the noise expected to be generated from the St. James Academy stadium PA is not unreasonable and should be expected for the high school site.

SOUND SYSTEM USE

The applicant provided a narrative regarding use of the stadium and sound system. A summary of the uses and frequency is provided in Table 3.

TABLE 3: SUMMARY OF EVENTS

Event Type	Day(s) of the Week	Events/Games Per Year	Time(s)	Time of Year
Varsity Football	Fri	4-7 Games	4 PM – 10 PM	Fall
Junior Varsity Football	Mon	3-5 Games	4:30 PM – 9 PM	Fall
Boys Soccer	Tues, Thurs, Sat	5-8 Games	4:30 PM – 9 PM (Weekday) 11 AM – 2 PM (Sat)	Fall
Girls Soccer	Tues, Thurs, Sat	5-8 Games	4:30 PM – 9 PM (Weekday) 11 AM – 2 PM (Sat)	Spring
Student Body Events	Varied	10-15 Events	8:30 AM – 3:30 PM (During School Days)	Year-Round

The stadium and sound system are expected to be used up to three times per week, depending on the time of year and sports that are in season. Most of these events would be occurring in the evening during the school week; however, a few events would occur during the weekend. It is anticipated that most sporting events would be completed by 9 PM, however, there is the potential for fall football games to exceed 9 PM. This is not expected to be a regular occurrence.

SOUND STUDY RESULTS

The City's noise regulations state the maximum volume is to be measured at the property line.

A sound study was prepared by the applicant and measures the noise levels at various distances from the site to determine a "baseline" for noise levels in the area. This study is an approximation of the noise that is generated by this sound system, including scenarios of volumes at "low", "medium", and "maximum" for the sound system. According to the applicant, the maximum volume of the sound system overall is 97dB. According to this study, it was determined that residences to the south may experience sound at a level of between 51-66 dB at low volume and 66-84 dB at the maximum volume, while the property line to the west may experience sound levels between 69 dB and 90 db. Depending on the time of day and setting the system is set to, these decibel levels would exceed the maximum allowable at the property line. The applicant stated that they do not intend to use the public address system at maximum volume.

To provide additional context for how loud the public address system may be, Exhibit 6 demonstrates the decibel (dB) level of everyday sources of noise.

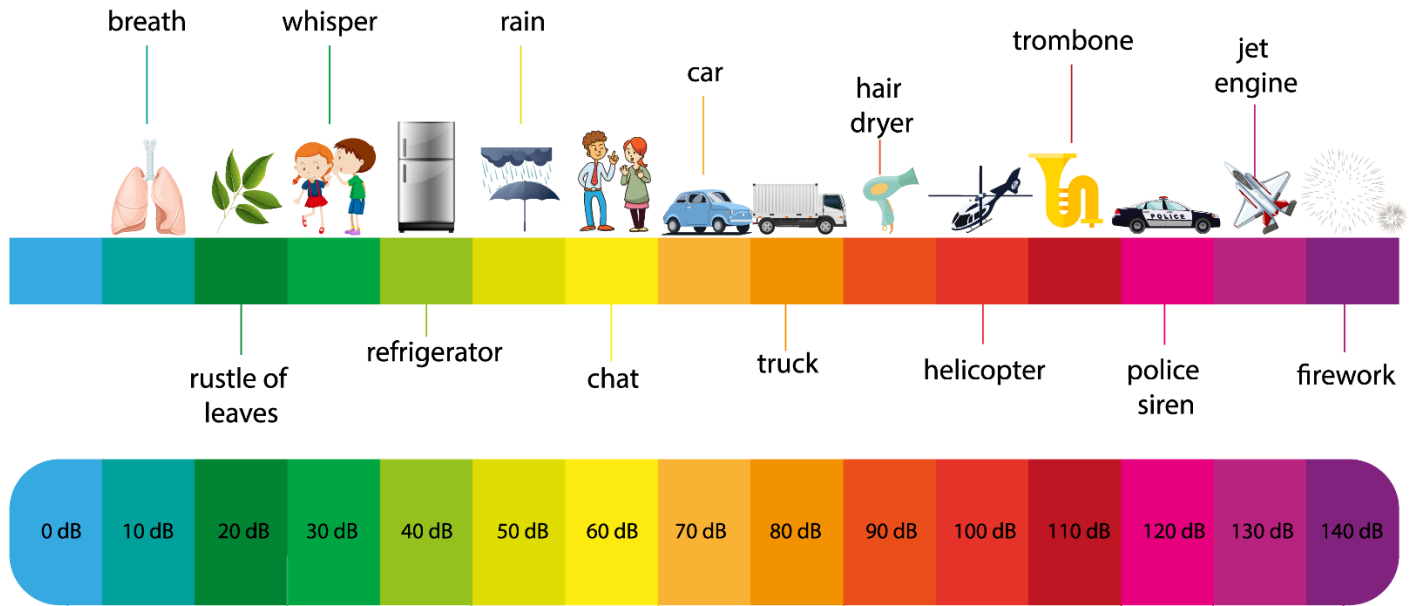


Exhibit 6: Decibel Chart, Courtesy of OSHA.

NEXT STEPS

- The Planning Commission is the final authority on this application.

RECOMMENDATION FROM PROFESSIONAL STAFF

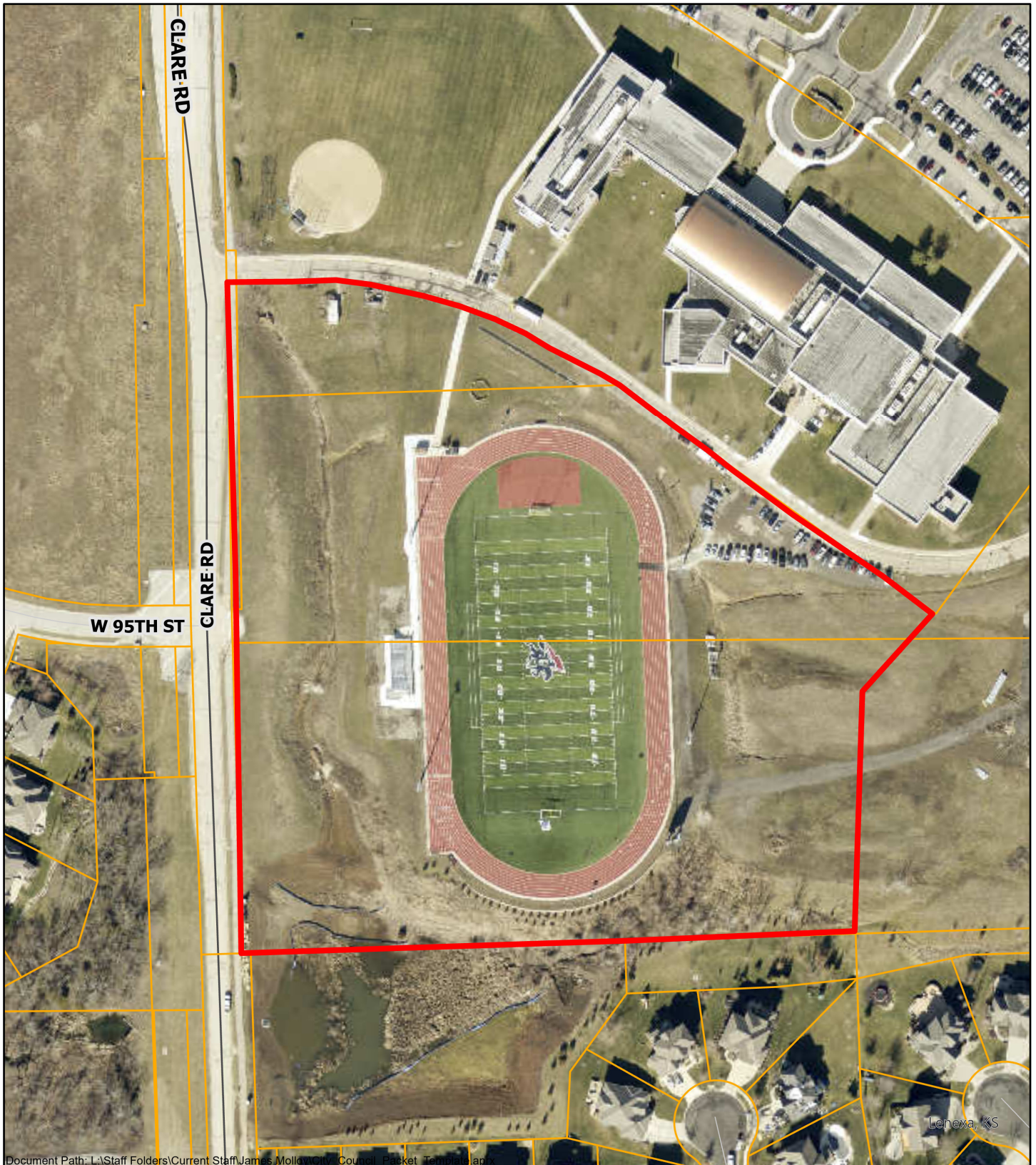
★ Staff recommends approval of the proposed deviation for St. James Academy Stadium Sound System.

- The deviation request will allow for St. James Academy to exceed noise levels permitted by City code in order to conduct activities typical of a high school.
- The project is consistent with Lenexa's goals through **Strategic Community Investment** to create **Inviting Places**.

DEVIATION

Staff recommends **APPROVAL** of the deviation for **DV25-02 – St. James Academy Sound System** at 24505 Prairie Star Parkway with the following condition:

- The exemption provided by the granting of this deviation shall be strictly applied to sanctioned events that are primarily organized, managed, and controlled by the school's administration, faculty, or student leadership as part of its core educational, athletic, or extracurricular programs. Any other events must comply with the noise regulations or obtain a special event permit.



Document Path: L:\Staff Folders\Current Staff\James, Molly\City Council Packet Template.aprx

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

St. James Academy Sound System Deviation Request



0 100 200 400
Feet



Memo

St. James Stadium Sound System Deviation Request

Overall Narrative

St. James Academy is submitting this deviation request with the goal of eliminating the need to apply for an annual special event permit for events being held at their stadium. Special Event Permits have been applied for and approved since the construction of the stadium.

The school anticipates to continue to host sporting events and graduation as documented in the previous special event permit documentation. They will add Friday night varsity home games. Sound amplification during these events will be similar to current use and may include pregame music, prayer, national anthem and game announcements (i.e. goal announcement in soccer). This sound system use case type and volume is similar to what has been approved in the event permit applications. With exception of Friday night football, all events are anticipated to be complete by 9:00 p.m. Football events may run past 9:00 p.m. in event of overtime play. The increased grandstand capacity will allow the school to use the facility for school assemblies (assumed to be 10-15 events per year), but these events will occur during school hours.

There is an existing sound system that is currently installed and has been in use since the installation of the scoreboard in 2022. The system has a maximum capacity of 97 dBA +/- 3 db. max SPL. The PA system is set not to exceed 30% of this maximum SPL. The provided sound heat maps should be analyzed with this additional reduction in mind. See the heat map on drawing A10/A101, illustrating the anticipated usage levels. Drawing A10/A101 reflects the anticipated use level.

The sound heat maps previously submitted have been updated to include an overlay of the landscape plan, which demonstrates a significant landscape buffer at property lines. The sound heat map does not include the impact that the landscape and berm will have on sound dampening and distribution. It is anticipated that the height of the berm and the density of the landscape will contribute to further reduction in the sound transfer.

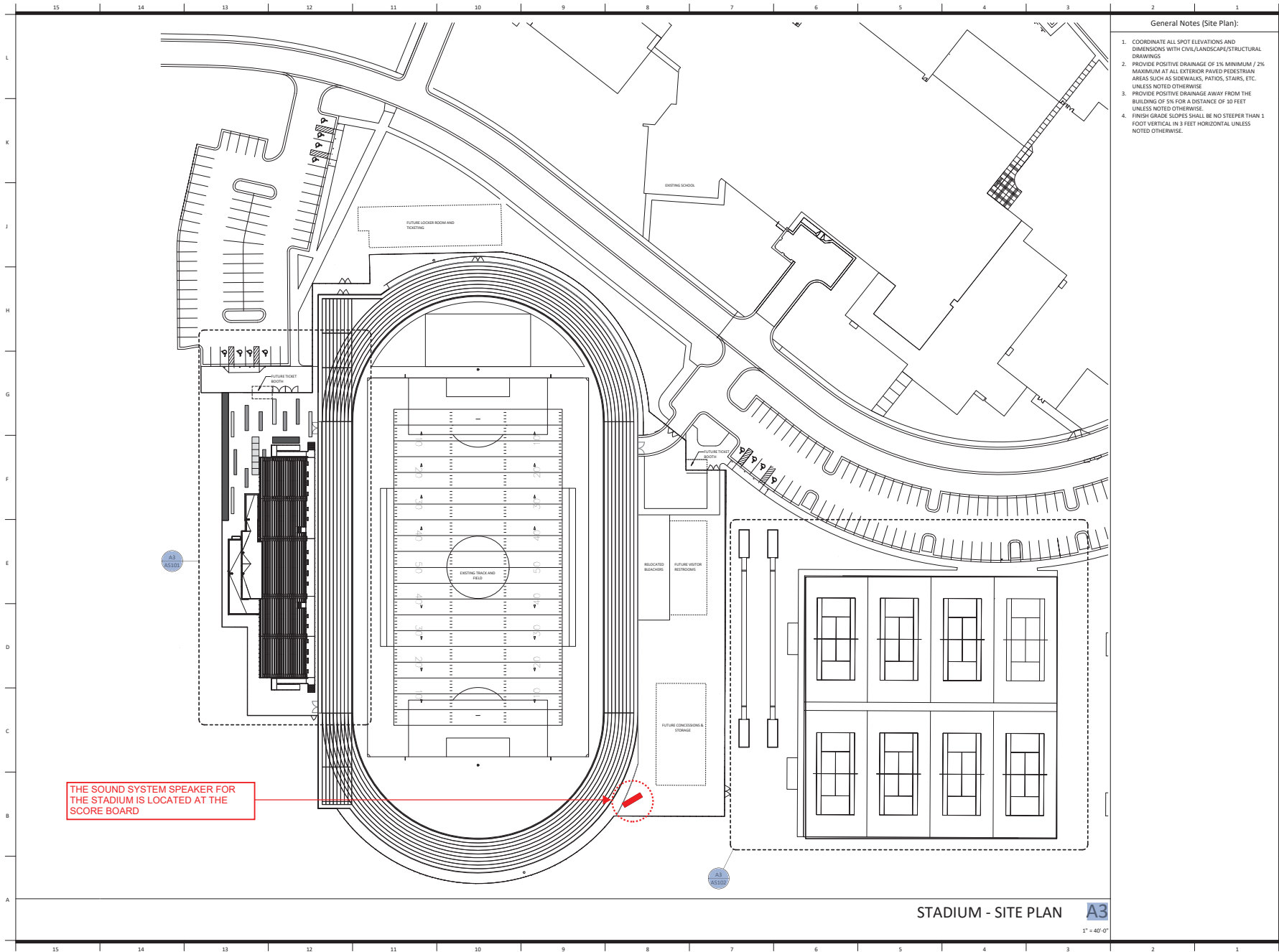
It should also be noted that Clare Rd. is planned as a four-lane arterial road, producing its own sound disturbance impacting neighbors to the west. Traffic on this road is not subject to the ordinance and is not limited by time of day.

The information presented in these responses represents the current operational approach that has successfully been in place for the past 3 years. The following pages include responses to the city's questions, updated drawings and graphics and technical data for the installed sound system.

Summary of Comments on Combined docs SJA Stadium Sound System830534.pdf

Page: 6

☰	Author: CDJAMESM	Subject: Text Box	Date: 4/14/2025 11:12:37 AM
	Provide an overall narrative, which answers the questions that staff has regarding use of the stadium. RESPONSE: See cover page of this response for an overall narrative.		
☰	Author: CDJAMESM	Subject: Text Box	Date: 4/14/2025 11:13:56 AM
	Provide a site plan, without db(a) markings, showing the precise location of the sound system. RESPONSE: See attached AS101, annotated to show location. Sound system was installed with the permitted scoreboard in 2022.		
☰	Author: CDJAMESM	Subject: Text Box	Date: 4/14/2025 11:13:08 AM
	Can the property lines be demonstrated more clearly? This would assist staff in providing the most accurate representation of potential noise impacts. RESPONSE: See revised drawing, A101, showing full landscape plan with heat map overlays. Indication of property lines has been enhanced in red.		
☰	Author: CDJAMESM	Subject: Text Box	Date: 4/14/2025 11:13:02 AM
	Is there an existing sound system? If so, what dB(A) does the existing PA/sound system produce? RESPONSE: Documentation is for the existing sound system permitted with the scoreboard in 2022. No new system is being installed. See attached application guide for Daktronics Sport Sound 1500. Performance is 97 dBA +/-3 db max SPL. Refer to response below for anticipated volume usage. This is the sound system that has been in place since the addition of the		
☰	Author: CDJAMESM	Subject: Text Box	Date: 4/14/2025 11:13:00 AM
	Approximately how many events per year would require use of the PA system? What days would those typically occur on? RESPONSE: Refer to list of events and dates/times submitted under the current Special Event Permit. These permits have been approved for these event types since the installation of the scoreboard in 2022. With renovation of the stadium, the school intends to continue to host events of the same type and with similar use of the sound system. Anticipated use is for school sporting events (est. 3 per week) and assemblies, including graduation. The school anticipates 10-15 assemblies during the school year, occurring during school hours. A majority of the events will be during the week, with some Saturday events.		
☰	Author: CDJAMESM	Subject: Text Box	Date: 4/14/2025 11:12:58 AM
	How often would the PA system be set to operate at "maximum volume"? RESPONSE: The school does not anticipate operating the system at "maximum volume" and anticipates continuing to operate the system at "low volume" as identified on sheet A101. Currently, the PA system is set at a level not to exceed 30% of maximum volume. Smaller events may require less than a 30% volume level and will be adjusted accordingly. Events with larger attendance, like Friday night football games, would require more volume, but again would not exceed 30% of maximum volume. These levels are consistent with operations since 2022.		
☰	Author: CDJAMESM	Subject: Text Box	Date: 4/14/2025 11:12:55 AM
	Aside from landscaping, will there be any other noise dampening features installed on site? RESPONSE: Landscaping along Clare Rd. is planted upon an 8' berm. The expanded grandstand and press box added during the current stadium renovation provides additional buffer. These are reflected in the updated sheet A101. A landscaping plan shall be utilized for these graphics, as landscaping can assist in noise dampening. RESPONSE: See revised heat map graphics, with landscape plan on sheet A101.		
☰	Author: CDJAMESM	Subject: Text Box	Date: 4/14/2025 11:12:51 AM
	Will other sources of "loud" noise exist during events, such as a marching band? RESPONSE: Home football varsity events would likely have a pep band during the game. A couple times a year, a marching band may perform at half time. Band practices occur immediately before football games (about 5 p.m.) and are concluded before game start. Football is the only athletics event that has band participation.		
☰	Author: CDJAMESM	Subject: Text Box	Date: 4/14/2025 11:12:51 AM
	What time do events typically end on site? RESPONSE: With exception of Friday night football, all events are anticipated to be complete by 9:00 p.m. Football events may run past 9:00 p.m. in the event of an overtime.		



General Notes (Site Plan):

1. COORDINATE ALL SPOT ELEVATIONS AND DIMENSIONS WITH CIVIL/LANDSCAPE/STRUCTURAL DRAWINGS
2. PROVIDE POSITIVE DRAINAGE OF 1% MINIMUM / 2% MAXIMUM AT ALL EXTERIOR PAVED PEDESTRIAN AREAS SUCH AS SIDEWALKS, PATIOS, STAIRS, ETC. UNLESS NOTED OTHERWISE.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING OF 5% FOR A DISTANCE OF 30 FEET UNLESS NOTED OTHERWISE.
4. FINISH GRADE SLOPES SHALL BE NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL UNLESS NOTED OTHERWISE.

multistudio

St. James Stadium & Site Infrastructure

2405 Prairie Star Parkway
Lenexa, KS 66227

Project Number: 0223-3525

owner: St. James Academy High
2405 Prairie Star Parkway
Lenexa, KS 66227
913-254-4200
www.sjahigh.org

architect: Multistudio
4300 Pennsylvania
Kansas City, MO 64111
816-931-8655
multistudio

civil engineer: Schlagel & Associates
14920 W. 107th St
Lenexa, KS 66215
913-492-1400
www.schlagelassociates.com

structural engineer: Bob D. Campbell
4338 Rutledge Ave.
Kansas City, MO 64111
816-531-4544
www.bob-campbell.com

mep engineer: Smith & Boucher
25618 W. 103rd St.
Overland Park, KS 66204
913-345-2127
www.smithsboucher.com

Issue Date: February 23, 2024

Revisions		
NUMBER	DESCRIPTION	DATE
1	FOR REVISION	11/05/2023



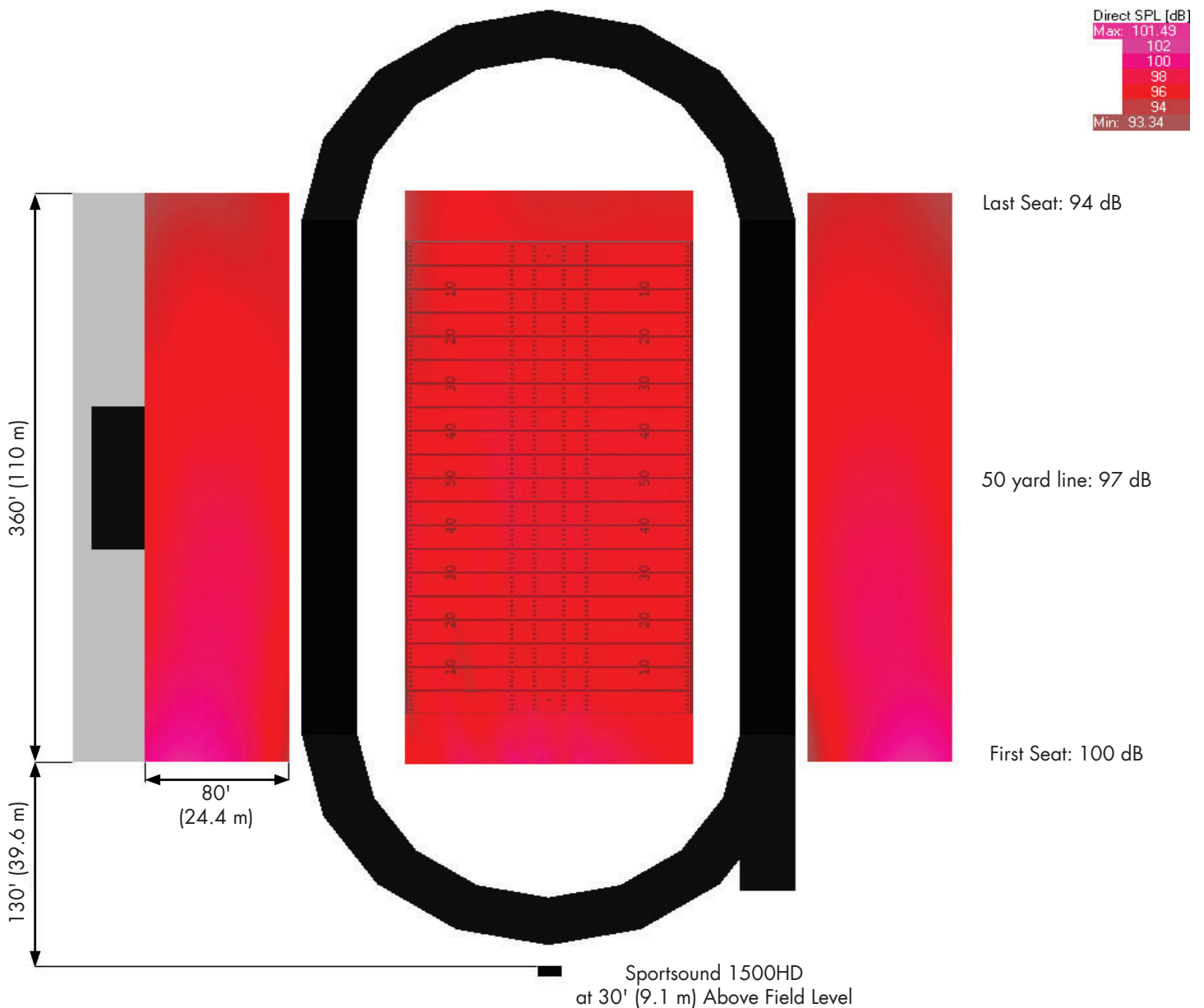
SITE PLAN
AS100

Permit Set

SPORTSOUND 1500HD APPLICATION GUIDE

TYPICAL TRACK

- SPL Coverage for a Sportsound® 1500HD in a typical football/soccer stadium with a track
- Performance: 97 dBA +/- 3 dB Max SPL
- Frequency Shown: 500-4000 Hz Average



Please contact Daktronics with any questions about adding a Sportsound 1500HD to your venue.

WWW.DAKTRONICS.COM E-MAIL: SALES@DAKTRONICS.COM

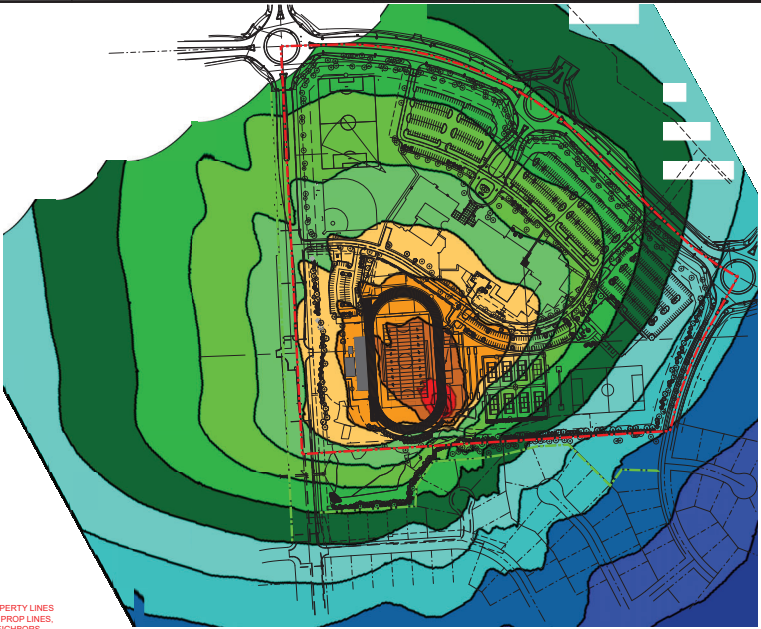
Sportsound® is a trademark of Daktronics, Inc.
Specifications and pricing are subject to change without notice.
DD3477620 012218 Page 3 of 3 Copyright © 2016-2018 Daktronics, Inc.



St. James Academy
Scoreboard

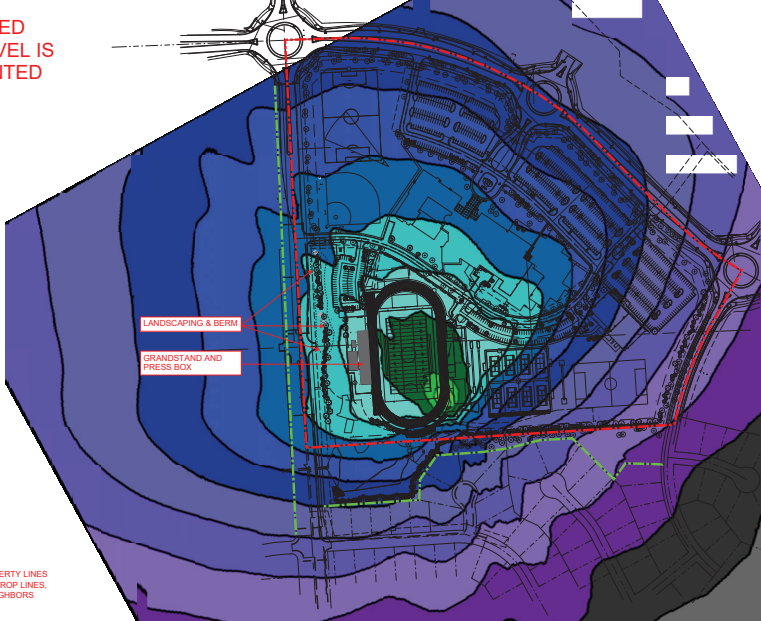
24505 Prairie Star Parkway
Lenexa, Kansas 66227

Project Number: 0221-3063
Owner: St. James Academy
24505 Prairie Star Parkway
Lenexa, Kansas 66227
913.254.4200
www.sjacademy.org
Design Engineer:
Smith & Associates, Inc.
2602 W. 125th St.
Overland Park, KS 66205
913.245.2127
www.smithengr.com
Architect:
Multistudio
4330 Pennsylvania
Kansas City, MO 64111
816.933.4578
www.multistudio.com
Structural Engineer:
Bolt & Campbell & Co.
4338 Shawnee Avenue
Kansas City, MO 64111
816.679.4244
www.bolt-engr.com

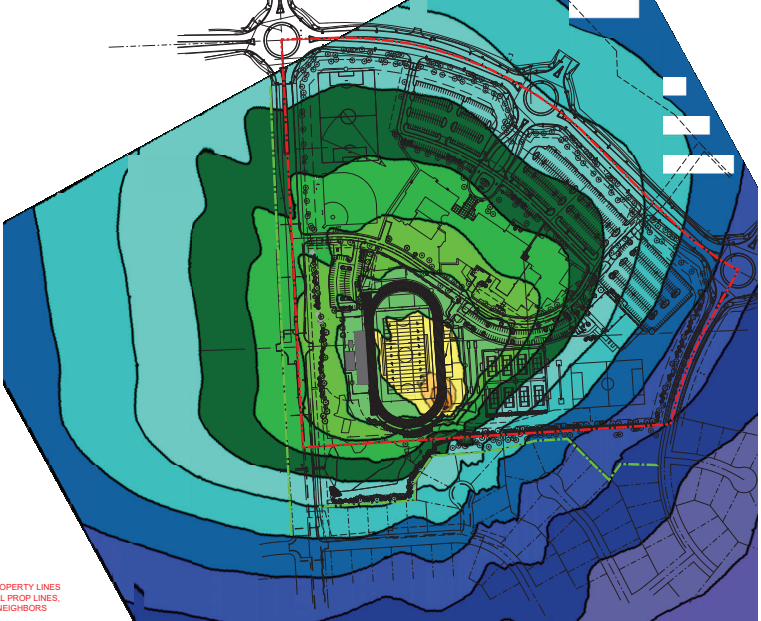


Site Sound Map - Maximum Volume H1
1" = 200'-0"

ANTICIPATED
USAGE LEVEL IS
REPRESENTED
IN THIS
DIAGRAM



Site Sound Map - Anticipated Volume Range - Low Volume A10
1" = 200'-0"



Site Sound Map - Anticipated Volume Range - High Volume A1
1" = 200'-0"

Issue Date: July 18, 2023

Revisions

NO. DESCRIPTION DATE

1 REVISION #1 11/03/2022

UNLESS A PROFESSIONAL SEAL WITH LICENSED ARCHITECT IS APPLIED, THIS DOCUMENT OR INFORMATION SHALL BE NOT BE USED FOR CONSTRUCTION, RECORDING, PERMITS OR REPRODUCTION



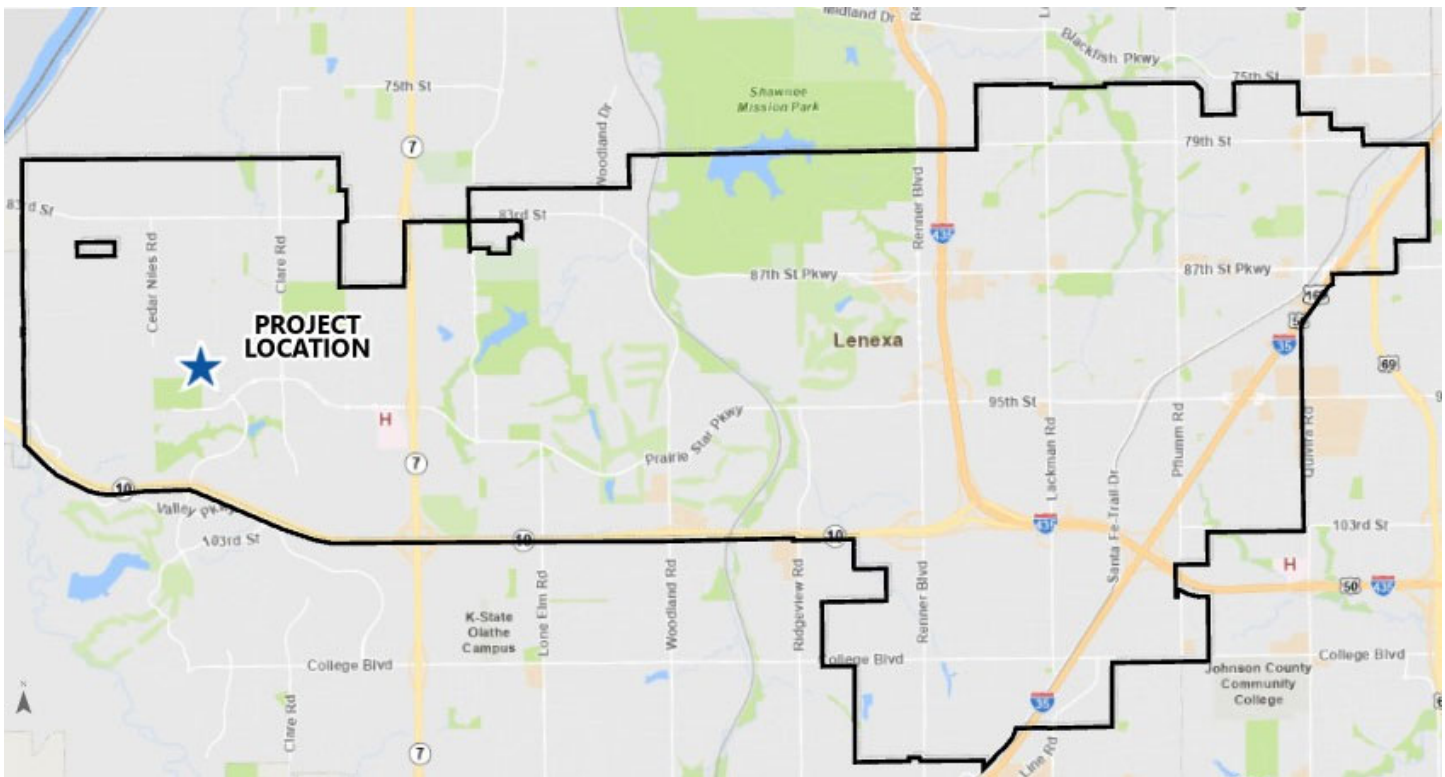
Sound Heat Map
Samples

A101

Construction Documents

SUNSET CANYON

Project #:	RZ25-04 & PL25-01P	Location:	Near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard
Applicant:	Dan Foster, Schlager Associates	Project Type:	Rezoning & Preliminary Plat
Staff Planner:	Dave Dalecky	Proposed Use:	Single-Family Residential



PROJECT SUMMARY

The applicant requests approval to rezone property near the intersection of Prairie Star Parkway and Canyon Creek Boulevard from the AG, Agricultural District and CP-1, Planned Neighborhood Commercial District, to the RP-1, Planned Residential (Low-Density) District, to allow a single-family residential subdivision. The companion preliminary plat contains 175 lots and 8 tracts in clusters around sections of stream corridor. Public streets will be constructed to access clusters of lots of the subdivision. The applicant requests a deviation from the Unified Development Code (UDC) for the lot widths of some of the lots of the subdivision. The City and developer intend to engage in an exchange of certain lands of the adjacent properties resulting in an equitable exchange of land area for a future City park site and for development of certain land for lots within the subdivision. Consideration of the exchange of land will occur concurrently with consideration of the rezoning request. A Public Hearing is required for the rezoning request.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

This site contains 81.37 acres of privately-owned and city-owned property located near the northwest corner of Prairie Star Parkway and Canyon Creek Boulevard. The site is adjacent to land now owned by the City and is intended to be a future City park. The City and the applicant are coordinating an exchange of property which will result in a balanced transfer of land area. The exchange will change the general shape of the land owned by the City and the developer but the areas owned by each will be very nearly the same after the exchange.

The purpose of the exchange of land is to convey land more suitable for development to the developer and for the City to receive sensitive lands, which contain wooded areas, sloped terrain, stream corridors, and a water feature more suitable for a park. The City Council provided initial support for such an exchange on July 16, 2024, by authorizing staff to publish notice of the proposed trade of certain parkland. The exchange of land is reflected in Exhibit 1 below where the City receives the areas in green and the developer receives the areas in blue.

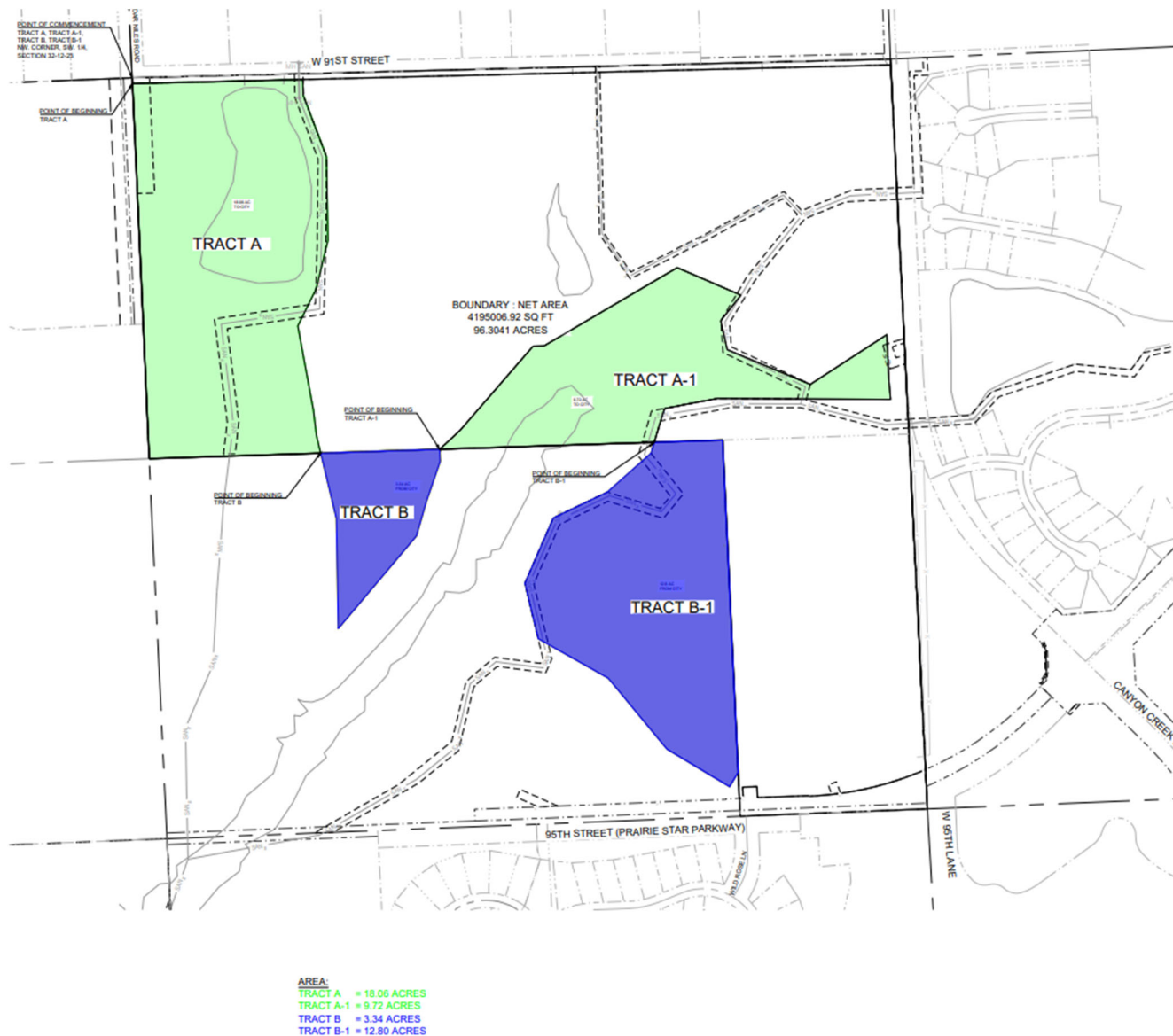


Exhibit 1: Land exchange.

LAND AREA (AC)	LOTS	CURRENT ZONING	COMP. PLAN
81.37	175	AG, CP-1	Suburban Density, Neighborhood Commercial, and Park/Open Space

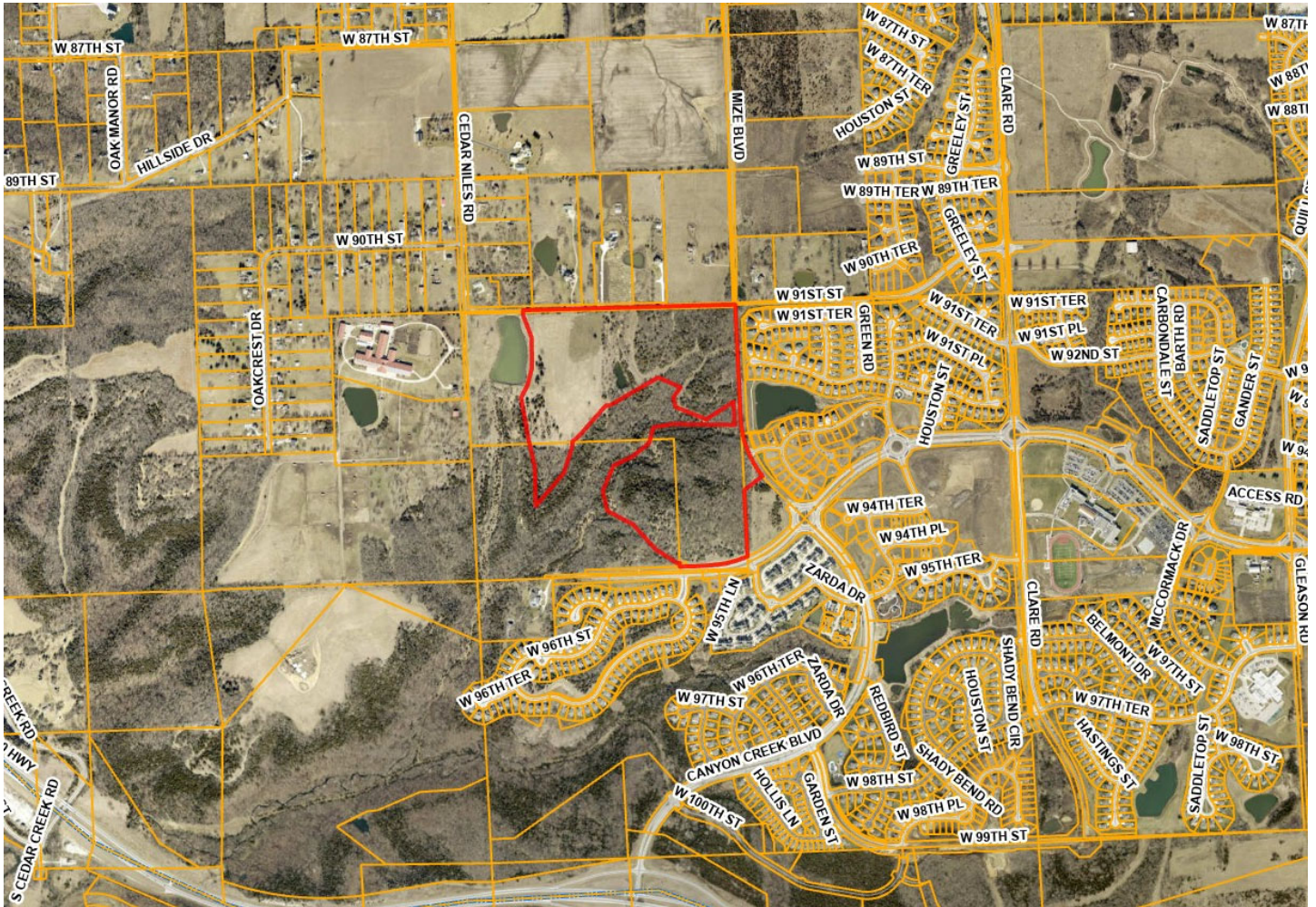


Exhibit 2: Aerial Image of Subject Site.

SITE HISTORY

The property was annexed into the incorporated limits of Lenexa in 1999 and was zoned AG. The property to the east, of which a portion will be incorporated into this subdivision, was rezoned to CP-1 in 2001 (RZ01-07). The rezoning included a concept plan (PL01-01CP) for retail uses. The site remains undeveloped.

LAND USE REVIEW

The proposed development is for a single-family use. This site has been designated as Suburban Residential, Neighborhood Commercial, and Park/Open Space uses on the Future Land Use Map of the Comprehensive Plan for several years. The recent update to the Comprehensive Plan did not change the designated uses. That part of the site designated as Neighborhood Commercial extends across the property line and is a larger area than what is zoned CP-1. The part of the proposed subdivision shown as Neighborhood Commercial is also owned separately than the portion zoned CP-1, which is a significant obstacle to require that part of the site to develop as a different use than what is proposed unless property is sold from one owner to another. The area to remain zoned CP-1 is 5.3 acres in area and is of sufficient size to develop as a small neighborhood commercial development to provide services to the neighboring community.

The land exchange will result in a near equal trade of land area designated as Suburban Density and Public/Open Space. A substantial amount of area that can be effectively made into active and passive recreational areas will be retained under City ownership for a future park.

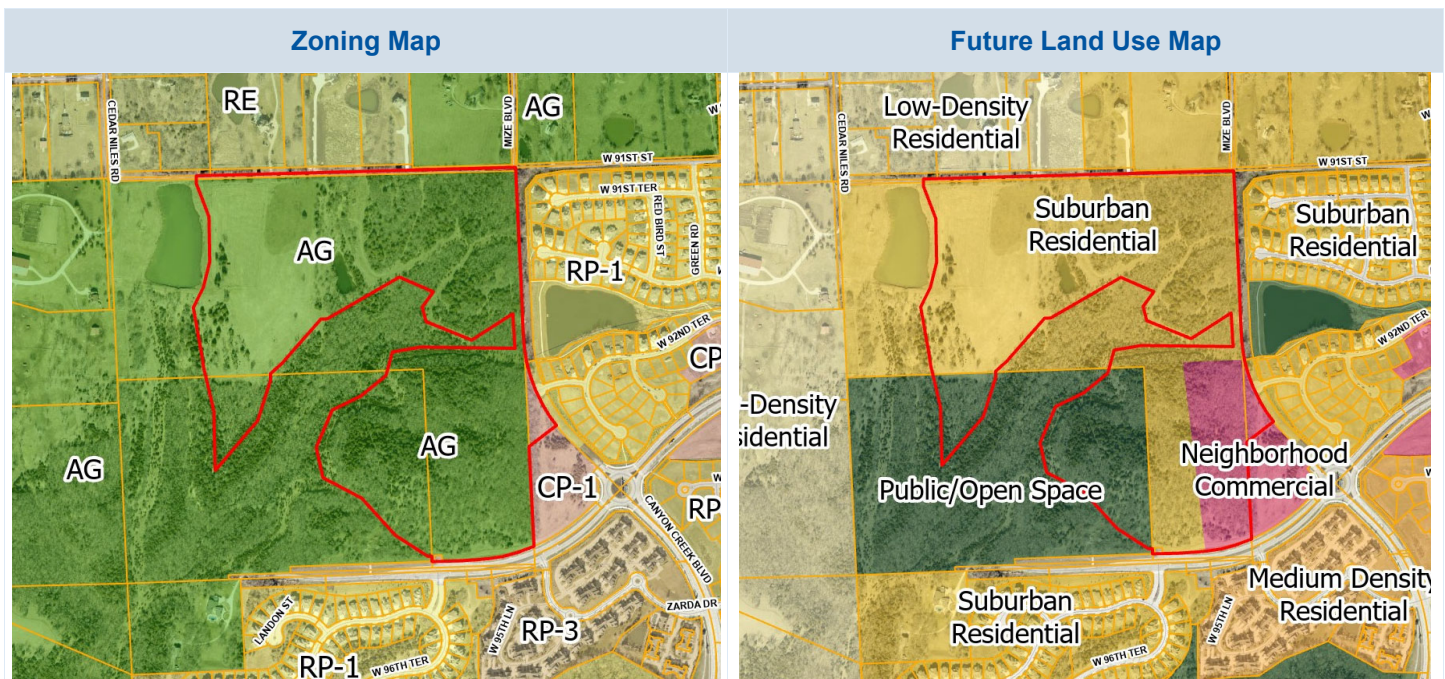


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Suburban-Density Residential, Neighborhood Commercial, and Park/Open Space	AG, Agricultural District and CP-1, Planned Neighborhood Commercial District	Undeveloped land
North	Low-Density Residential and Suburban-Density Residential	RE, Residential Estate District and AG, Agricultural District	Estate Lot Single-Family Residential
South	Suburban-Density Residential, Medium-Density Residential, Park/Open Space	AG, Agricultural District, RP-1, Planned Residential Single-Family (Low-Density) District, and RP-3, Residential Planned (Medium High-Density) District	Single-Family Residential, Multifamily Residential, and Undeveloped land
East	Suburban Density Residential, Park/Open Space, and Neighborhood Commercial	RP-1, Planned Single-Family (Low-Density) Residential District, and CP-1, Planned Neighborhood Commercial District	Single-Family Residential and Undeveloped land
West	Low-Density Residential, Suburban-Density Residential, Park/Open Space	AG, Agricultural District	Agricultural and Undeveloped land

REZONING REVIEW

The applicant proposes to rezone the subject site from the AG (Agricultural) and CP-1, Planned Neighborhood Commercial Districts to the RP-1, Planned Residential Single-Family (Low-Density) District. The land retained or received by the City will remain AG.

TABLE 2: REZONING ANALYSIS

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 developing region of the City at the fringe between suburban development and rural development. The site is near the current terminus of Prairie Star Parkway, an arterial street intended to continue in the future to an intersection with K-10 Highway to the southwest. Additional development is anticipated along the Prairie Star Parkway corridor and to the north. The property on the south side of Prairie Star Parkway is developed with multifamily and single-family uses. The proposed single-family subdivision is in keeping with the character of the area.

2. The zoning and use of properties nearby.

The zoning and uses of the adjacent properties are predominantly AG and agricultural uses or undeveloped land. The RP-1 Zoning District is the second most predominant zoning in the vicinity of this site. Some neighboring properties are currently estate sized residential lots (one acre or greater in area). An adjacent tract is zoned CP-1 anticipated for a neighborhood scale retail development. 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 are not suitable for this site. The site has significantly sloped terrain and several ridge lines and converging stream channels. The terrain limits the location for any type of use or development to the areas of higher elevation.

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

The proposed uses will not detrimentally affect nearby properties as appropriate street and other infrastructure will be provided for the development. It is Staff's opinion the proposed uses are compatible with the existing and planned uses in the vicinity.

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 1999. A part of the site was rezoned to CP-1 in 2001 for a neighborhood commercial center. The part of the site zoned CP-1 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 or will be available to serve the site. Denial of the application would restrict the property to the existing zoning of AG which is not as appropriate in this location. The portion zoned CP-1 would remain zoned as such.

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 completed a major Comprehensive Plan update in July of 2024. The Future Land Use (FLU) Map designation for the site did not change from the previously adopted Comprehensive Plan. The designations are Suburban Density Residential, Park/Open Space and Neighborhood Commercial. Staff concludes that the land exchange will result in a balance of uses consistent with the current designations of the FLU. The following table shows the land use areas reflected on the FLU and the proposed land use areas for the subject site.

TABLE 3: LAND EXCHANGE AREA COMPARISON

Owner	Current Area (Acres)	Proposed Area (Acres)	Difference (Acres)
City (Park/Open Space)	58.31	69.95	+11.64
Developer (Suburban Density and Neighborhood Commercial)	96.70	85.06	-11.64

- 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.**

Several properties remain undeveloped in the vicinity of this site. The region is developing with various uses along Prairie Star Parkway. Adequate utilities and services are or will be 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.**

The proposed subdivision will be served by several streets, most of which are currently inadequate to serve the development; however, improvements will be made to adequately serve the development as described in the plat review section of this report. Upon the improvements being made, the subdivision will not adversely affect the capacity or safety of the street network. In fact, the improvements required to serve the proposed subdivision will enhance the network for current users.

- 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 applicant requests deviations for the subdivision. The request is for reductions of the minimum 70-foot lot width requirement, the minimum 30-foot front yard setback requirement, the minimum 8,000 SF lot area requirement. The lot width reduction request is for 60 lots of the 175-lot subdivision. The setback

and area reduction request applies to a select group of lots. A deviation is also requested for two encroachments into the 50-foot setback along Prairie Star Parkway.

A deviation request may be considered using the criteria listed in [Section 4-1-B-27-G-4](#) of the UDC. The deviation requests are described later in the Staff Report.

PRELIMINARY PLAT REVIEW

The subject site is located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard. The subdivision contains 175 lots and 8 tracts. The site has significant terrain variation creating “fingers” of developable areas along ridge lines with a series of “draws” that contain stream corridors. Clusters of lots line streets along ridge lines through the site. The subdivision is configured into three main clusters of lots. Each cluster will have streets intersecting the surrounding street network due to the limitations of connecting streets across the stream corridors through the site.

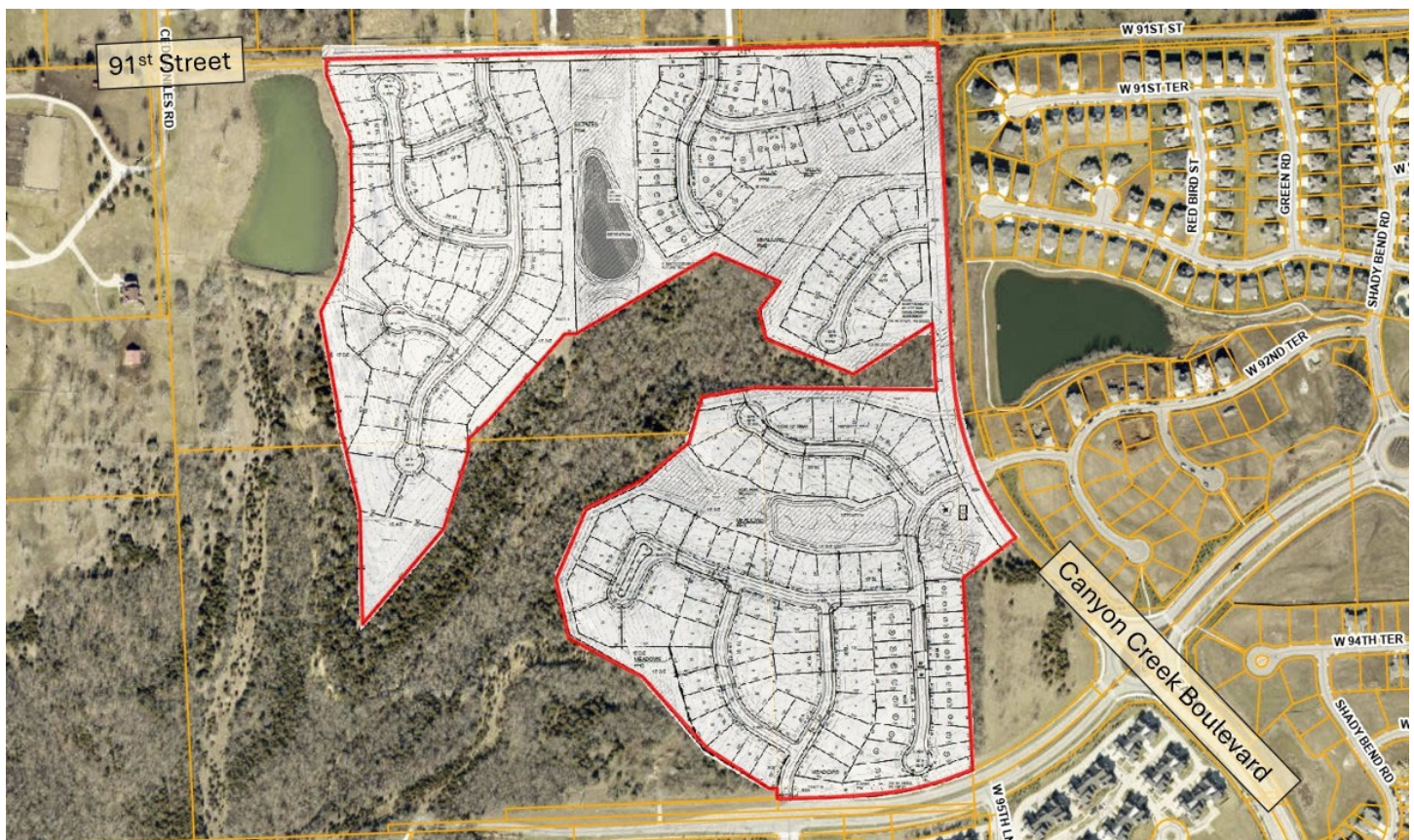


Exhibit 3: Preliminary Plat (site plan).

New streets will access the clusters of lots from Prairie Star Parkway on the south, Canyon Creek Boulevard on the east, and 91st Street on the north. Several streets will be cul-de-sac streets due to the limitation of crossing the significantly sloped terrain.

The resulting layout of the subdivision is for several lots to back to a draw through the site. The lots that do back to a draw will abut a tract that is to be owned and maintained by Homeowners Association (HOA). Eleven lots will back directly to the City owned property.

An amenity tract is provided at the southeast cluster of lots at the intersection of a 92nd Terrace and Canyon Creek Boulevard, across from the street into Arbor Lake South subdivision. The amenity tract is shown to include a pool, clubhouse building, playground, sport court and a 15-space parking area. The details of the amenity tract will be reviewed with a final plan submittal. A subdivision amenity final plan may be provided with a final plat for the phase of the subdivision that contains the amenity tract.

The subdivision includes several locations where sidewalks are provided from the local streets between lots then to the future park property. These sidewalks will connect to future trails. The timing of the completion of the public trails is not known. The expectation is for the sidewalks to be constructed with the public improvements for that phase of the subdivision. The sidewalks are dedicated to the City as a sidewalk easement within a tract owned and maintained by the HOA.

The City's Master Parks and Trails plan shows trails through the future City park and through the privately owned property to the intersection of 91st Street and Canyon Creek Boulevard. The trail locations are conceptual and will require further consideration for placement and design. The developer has committed to cooperating with the City for dedication of any required easements to connect a park trail through the HOA owned tracts along the stream corridors for installation of a public park trail.

DIMENSIONAL STANDARDS

The subdivision is generally in compliance with the subdivision requirements of [Section 4-2-C](#) of the UDC. The applicant is requesting deviations to reduce the lot width, front yard setback, and lot area for 60 lots. These lots reflect the "smaller" of the two housing types that are proposed by the developer. The smaller lots have a dwelling classification of E, and the larger housing type has a dwelling size of D. Dwelling size is the minimum floor area of the home.

PUBLIC IMPROVEMENTS

A combination of new arterial (Canyon Creek Boulevard), collector (91st Street), and local streets will be required and constructed with this project. Exhibit reflects the streets needed to be constructed or improved in order to serve the project.

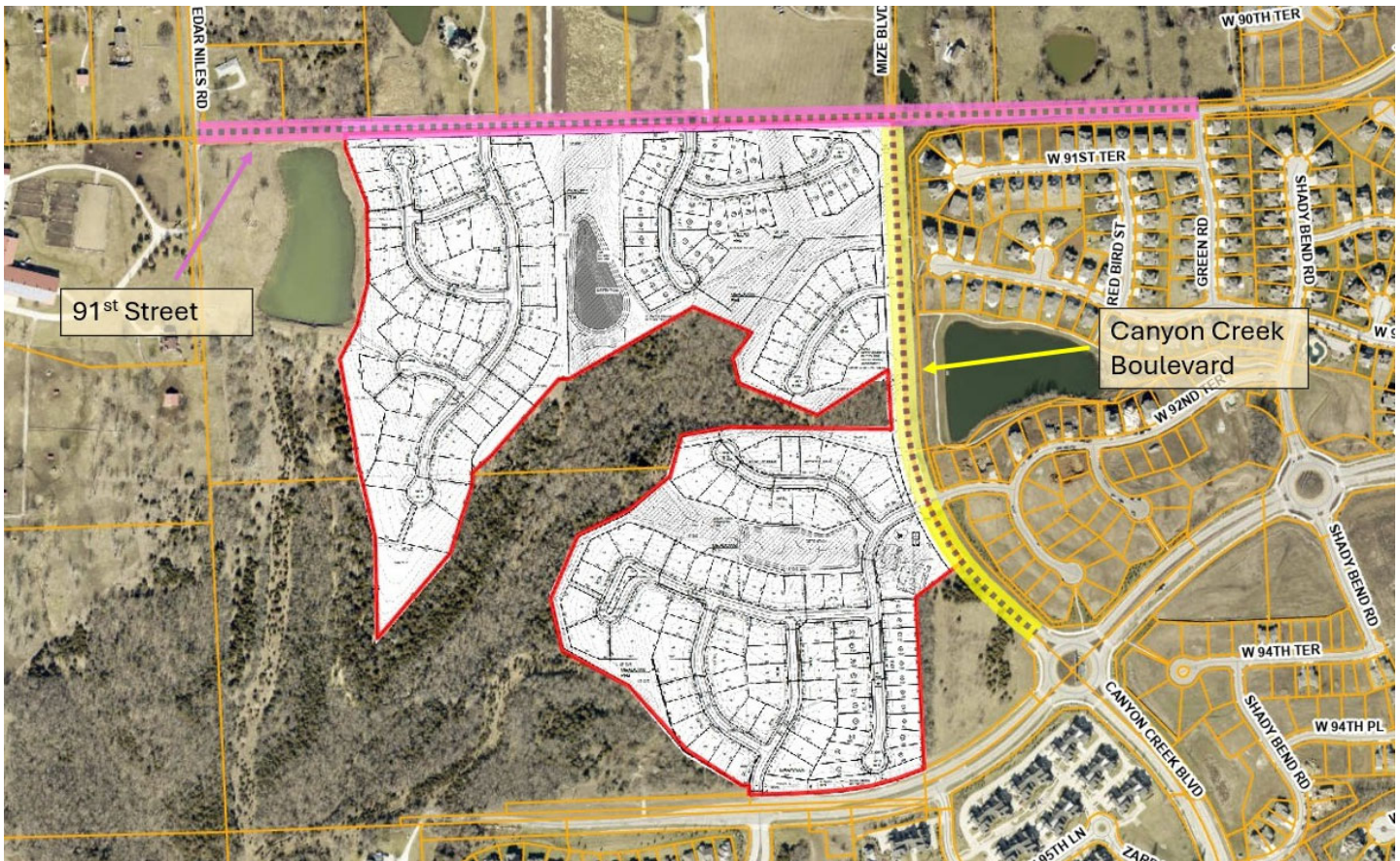


Exhibit 4: Surrounding street improvements.

Portions of these perimeter streets may be constructed or improved in phases. Per a previous development agreement, Canyon Creek Boulevard is the responsibility of the City to construct. The remainder of the streets will need to be constructed by the developer as the project progresses. The applicant and City are actively working on a new development agreement that will address the phasing and responsibilities of constructing the perimeter street network necessary to serve the development and/or each phase of the development.

The applicant provided a phasing plan (Exhibit 5) and the City will coordinate with the applicant on timing and phasing of the street infrastructure as final plats are submitted per the approved development agreement.

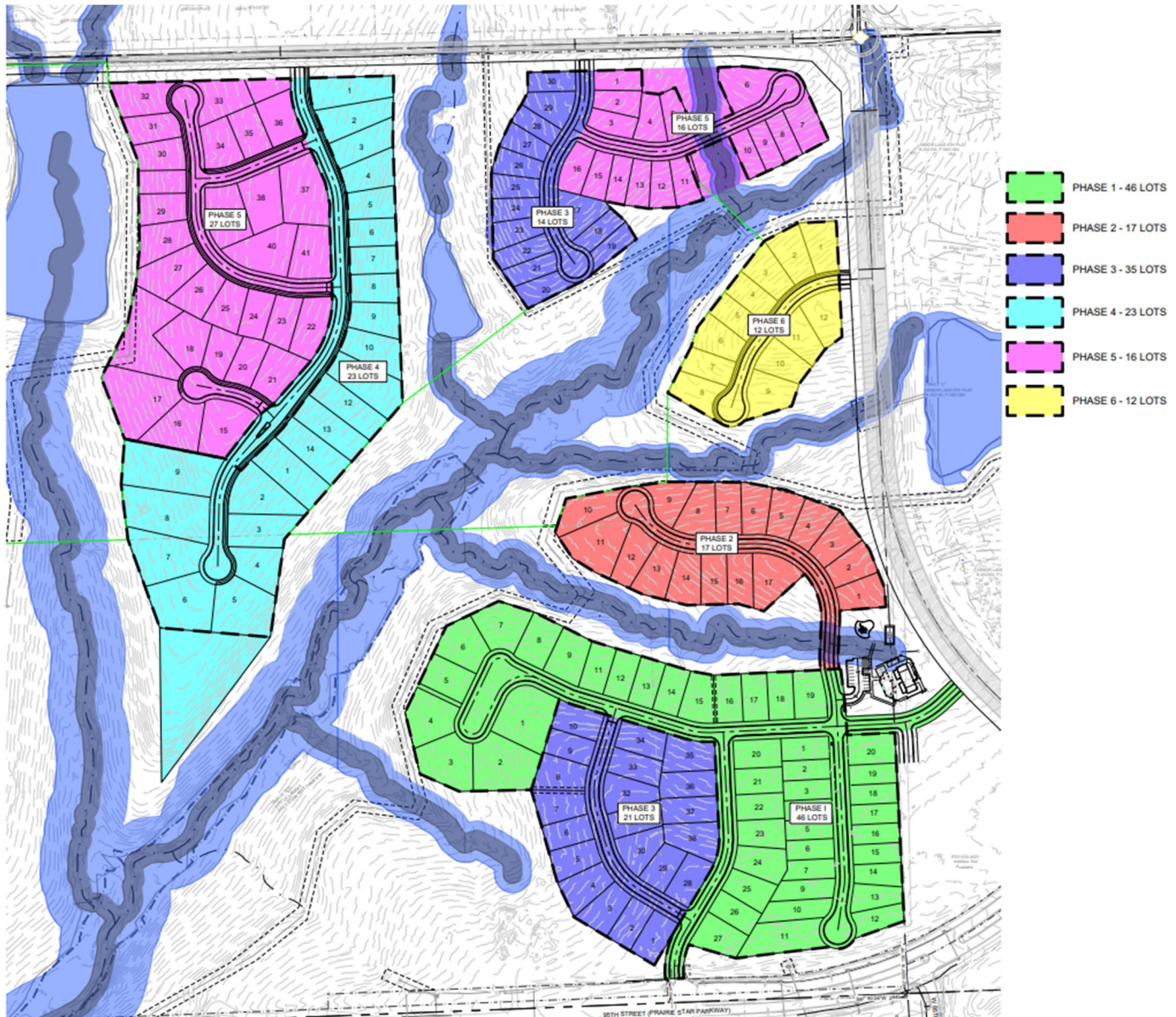


Exhibit 5: Subdivision phasing plan.

The preliminary plat boundary shall include the right-of-way for the abutting Canyon Creek Boulevard and 91st Street to the centerline of the streets. Any future final plat submittal for any phase of the subdivision that abuts these streets shall include the right-of-way to the centerline of these streets.

STORMWATER

The applicant has submitted a preliminary stormwater management study indicating the intent to meet the City's stormwater standards and requirements. This includes extended wet detention, extended dry detention, mechanical structures (hydrodynamic separators), as well as general preservation practices.

FIRE PREVENTION

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

LIGHTING

Streetlights will be installed along all public streets in accordance with the City Public Improvement requirements. Lights may be installed at the subdivision amenity tract. Site and exterior lighting on private development is subject to Section 4-1-C-4-I of the UDC.

LANDSCAPING

Single-family subdivisions require a fence and landscape buffer along collector and arterial streets. The buffer is typically provided in a tract between lots and the street right-of-way. The tract is identified on the plat as a tract to be maintained by the HOA. Section 4-2-E-4 of the UDC states the minimum landscape requirements for the buffer. The UDC provides for an exception to be granted by the Planning Commission, if for good cause, a fence is not required. The applicant is requesting the exception for the sections of the subdivision where a tract that contains stream corridor to not contain a fence. Similar exceptions have been granted for subdivisions where areas that are to remain in their current condition, including the naturally occurring vegetation in these areas. Staff support this request for an exception to the buffer requirement for the areas where the large tracts with stream corridor abut Canyon Creek Boulevard and 91st Street.

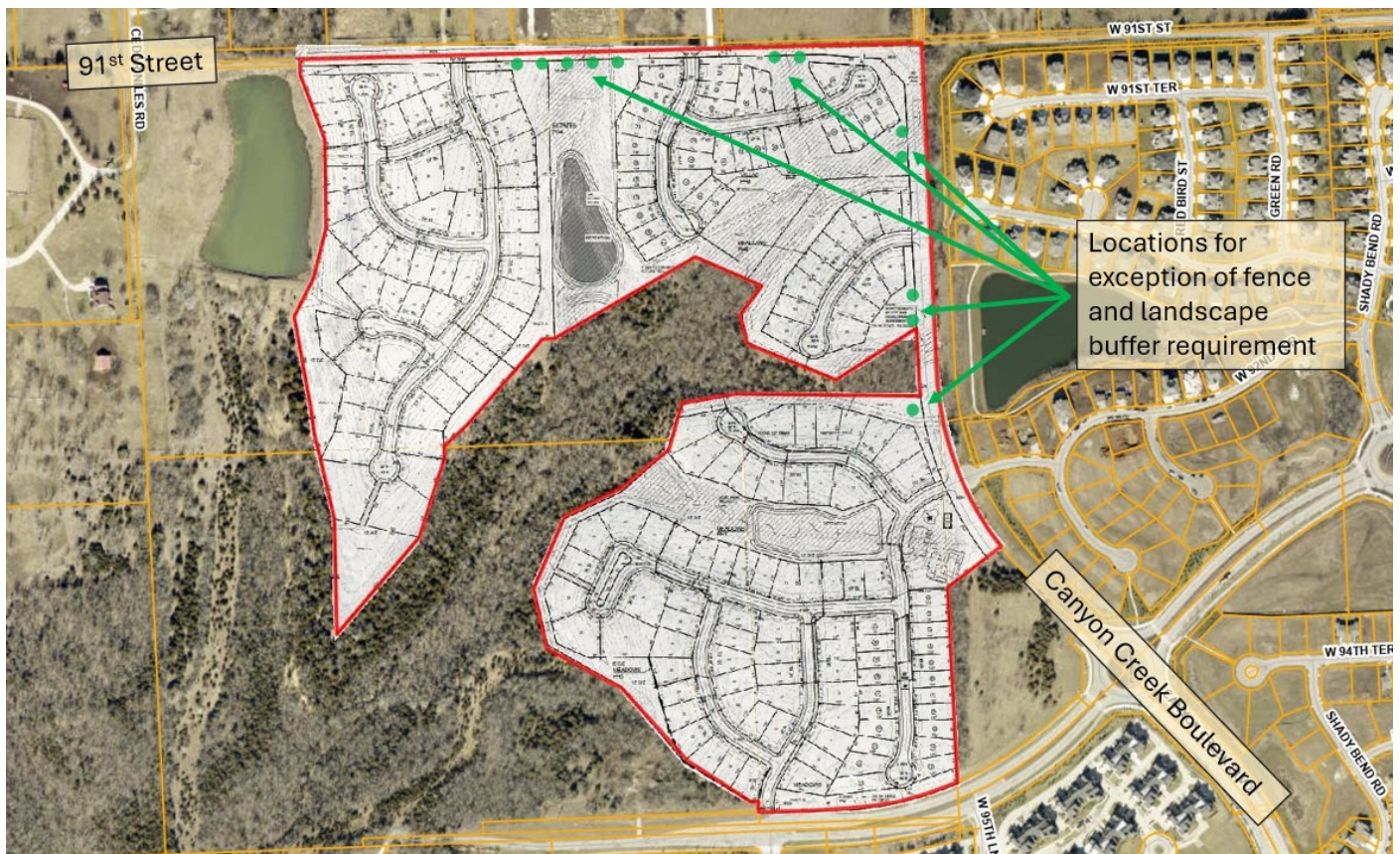


Exhibit 6: Request for fence and landscape buffer locations.

ARCHITECTURE

Single-family residential development is subject to [Section 4-1-C-5-C](#) of the UDC. These regulations do not specify building design standards to the same extent as other types of development. The review of the design of a single-family residential dwelling occurs during the building permit review of the structure.

DEVIATIONS

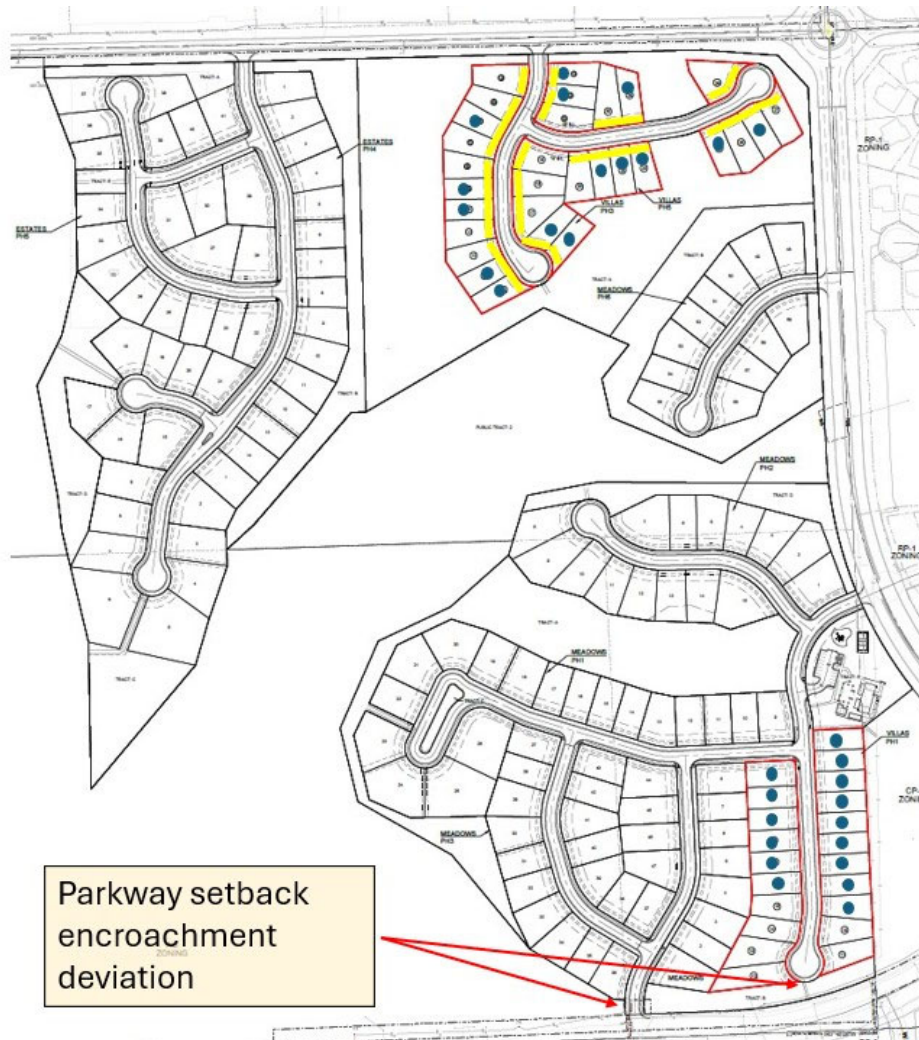
The applicant requests deviations from [Sections 4-1-B-6-F](#) of the UDC related to the minimum lot width, front yard setback and lot area for single-family lots. The applicant is requesting that 60 of the 175 lots be allowed reduced dimensions for a villa-style house product for this subdivision. The applicant is also requesting an encroachment into the parkway setback along Prairie Star Parkway. The request is for an encroachment in two locations. The encroachments are for a local street cul-de-sac bulb to encroach 7 feet and the rear yard of a lot to encroach 11 feet into the 50-foot setback. 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.

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

TABLE 4: REQUESTED DEVIATIONS			
Deviation	UDC Requirement	Proposed	Difference
Lot width (60 lots)	70 feet	54 feet	16 feet
Front yard setback (30 lots)	30 feet	25 feet	5 feet
Lot area (28 lots)	8,000 SF	7915 – 6912 SF (varies)	95 – 1,088 SF
Parkway setback	50 feet	39 feet	11 feet

Staff supports the deviations requests as proposed. The deviations for smaller lot dimensions allow for a reasonable clustering of smaller lots on a difficult site to develop. The area of undevelopable land for this site due to difficult terrain and stream corridor limits the number of lots that can be developed under UDC standards. The applicant commits to providing 7-foot side yard setbacks for all lots, which will eliminate the challenges of constructing homes closer together than the minimum side yard setback allows.

The deviation request to encroach into the 50-foot parkway setback along Prairie Star Parkway is minimal and will not result in any noticeable reduction of area that is to be landscaped.



Red outline:
Lot width deviation
to 54 feet

Yellow line:
Front yard setback
deviation to 25 feet

Blue dot:
Lot area deviation

Parkway setback
encroachment
deviation

Exhibit 7: Deviation plan.

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 May 20, 2025.
- The applicant must submit a 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

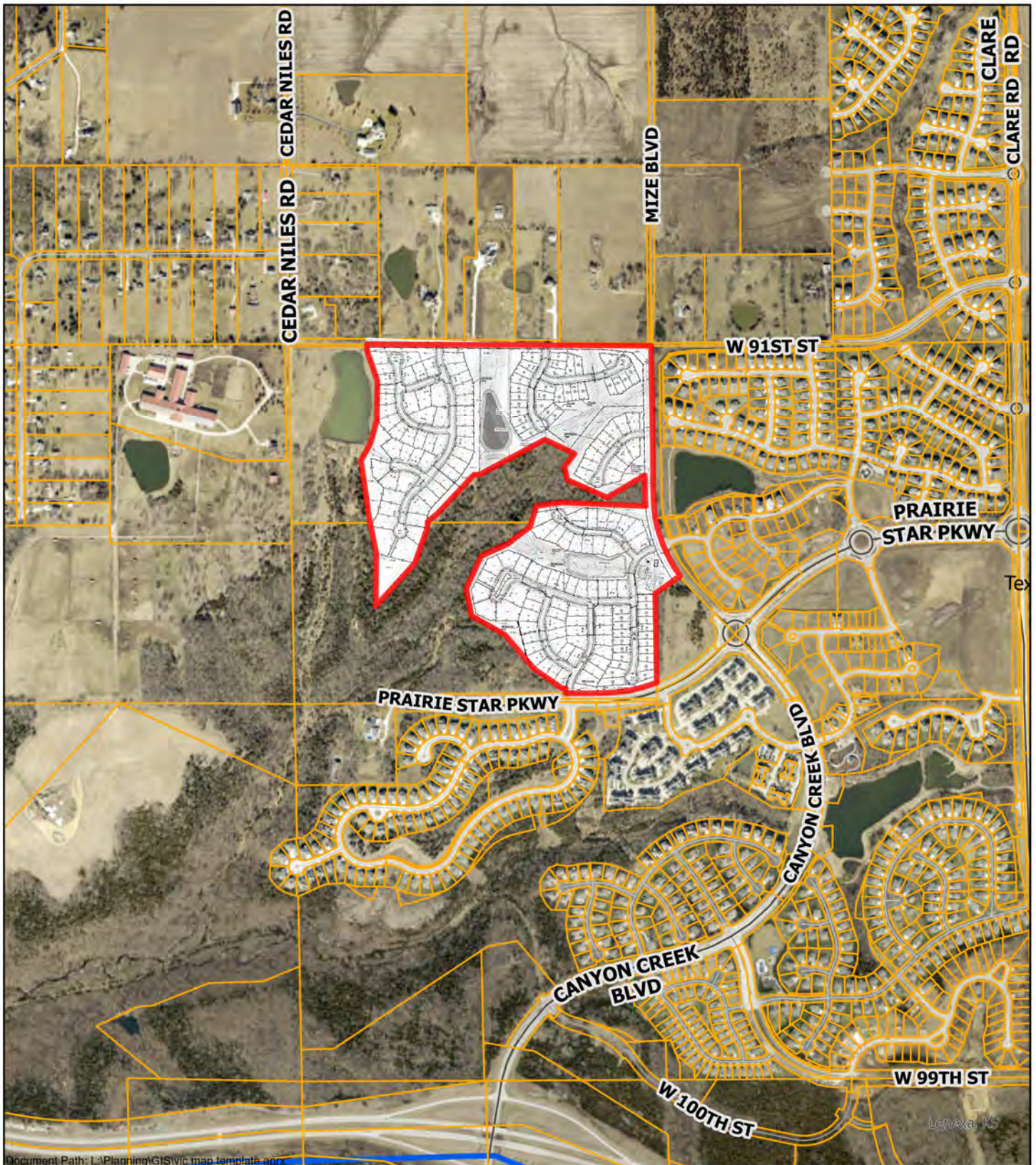
- ★ **Conduct a Public Hearing for the rezoning request.**
- ★ **Staff recommends approval of the preliminary plat for Sunset Canyon.**
 - The project is consistent with Lenexa's goals through **Responsible Economic Development** to create **Vibrant Neighborhoods** and a **Thriving Economy**.

REZONING

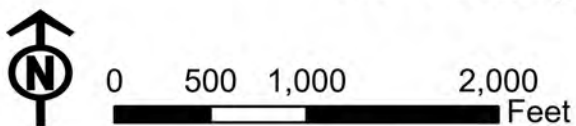
Staff recommends **approval** for rezoning property from AG and CP-1 to RP-1 for **Sunset Canyon** located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard.

PRELIMINARY PLAT

Staff recommends **approval** of the preliminary plat for **Sunset Canyon** located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard for a single-family subdivision with deviations as noted in the Staff Report.



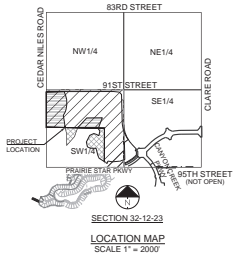
Sunset Canyon Rezoning and Preliminary Plat



**PRELIMINARY PLAT
FOR
SUNSET CANYON**

**IN THE CITY OF LENEXA
JOHNSON COUNTY, KANSAS**

LEGEND:	
A/E	ACCESS EASEMENT
BC	BACK OF CURB
B/B	BACK TO BACK
BM	BENCHMARK
BL or B.L.	BUILDING LINE
CD	CLEANOUT
CL	TELEPHONE JUNCTION BOX
C/B	CURB AND GUTTER
D/G	DRAINAGE EASEMENT
E/E	ELECTRICAL EASEMENT
E	ELEVATION
FL	FLOW LINE
GE	GAS LINE EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE
L/E	LANDSCAPE EASEMENT
MSF	MINIMUM SERVICEABLE FLOOR ELEVATION
PVC	POLYVINYL CHLORIDE
P/L	PROPERTY LINE
P/C	PUBLIC EASEMENT
RCP	REINFORCED CONCRETE PIPE
ROW or R/W	RIGHT-OF-WAY
S/E	SANITARY SEWER EASEMENT
SL	SLOPE
S/W	SIDEWALK
TE	TOP ELEVATION
USE	UTILITY EASEMENT
W/E	WATER SURFACE ELEVATION
WSE	WATERLINE EASEMENT



City of Lenexa, Kansas

Public Improvement Permit
Jim Walbert, Community Development
913-477-7733
Coordinate Erosion Inspection
Dale Clark, Erosion Control Inspector
913-477-7733

UTILITY CONTACTS:

Johnson County Wastewater

11811 S. Sunset Dr., Suite 2500
Olathe, KS 66061-7061
913-715-8500
913-715-8501 fax
Inspections:
913-715-8520

Kansas One Call

811
www.kansasonecall.com

Energy

Jimmy Godbout
Phone: 913-667-5119
Email: Jimmy.Godbout@evergy.com

Charter Spectrum

Greg Thomas
8221 West 119th Street
Overland Park, KS 66212
Phone: 913-643-1950
Email: greg.thomas@twcable.com

Google Fiber

Greg Link
908 Broadway Blvd. 6th Floor
Kansas City, MO 64105
Phone: 816-605-6936
Email: greglink@google.com

AT&T - Residential New Business

Clayton Anspaugh
9444 Nall Avenue
Overland Park, KS 66207
Phone: 913-383-4929
Email: ca4089@att.com

WaterOne

Kiel Johnson - Lead Development Engineer, Distribution
10747 Renner Blvd.
Lenexa, KS 66219-9624
Phone: 913-895-5773
Email: kjohnson@waterone.org

Developer Services:
Phone: 913-895-5700
Fax: 913-895-5607

Craig Mills
Phone: 913-895-5638
Email: cmills@waterone.org
www.waterone.org/developers

Atmos Energy

Tony Benedict - Residential Representative
25090 W. 110th Ter.
Olathe, KS 66061
Phone: 913-254-6344
Email: tony.denedict@atmosenergy.com

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	OVERALL PRELIMINARY PLAN
C1.1	NW CORNER PP
C1.2	NE CORNER PP
C1.3	SE CORNER PP
C2.0	DEVIATION PLAN
C2.1	TRAIL CONNECTION PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	NW CORNER LP
L1.2	NE CORNER LP
L1.3	SE CORNER LP

GENERAL NOTES:

1. The Engineer and/or its representatives can not or will not provide a warranty, expressed or implied, for the construction of the designs presented in these plans. It is recommended that third party observation be provided by a qualified firm independent of the contractor.
2. All construction shall conform to the City Technical Specifications and Design Criteria, State Road and Bridge Specifications, American Public Works Association (APWA) (Kansas) and Chapter Specifications and/or the Project Manual, as applicable, and to the applicable codes of practice and standards and to the standard specifications and the Project Specification and Contract Documents.
3. The Contractor is responsible for verifying ground conditions prior to bidding, as well as becoming familiar with all existing features to the general, local and site conditions that may affect cost, progress, and performance of work.
4. Contractor shall promptly give engineer written notice of all conflicts, errors, ambiguities or discrepancies that the contractor discovers in the bidding documents and confirm that the written resolution reached by the engineer is acceptable to contractor.
5. Contractor is responsible for the jobsite safety of the project and the safety of the public and shall adhere to all federal, state and local safety regulations.
6. Contractor is responsible for coordinating construction activities with other contractors concurrently working on site.
7. Contractor shall coordinate all subcontractor activities, and shall be the sole contact for the owner.
8. Contractor shall secure all required permits and obtain all required permits and bonding prior to construction. Insurance certificates shall name Owner and Engineer as additional insured.
9. Water for use on site must be purchased from the local water utility having jurisdiction, and shall be purchased per their requirements.
10. All traffic control required in conjunction with the proposed construction shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD) and shall be a subsidiary obligation of the contractor.
11. The contractor shall be responsible for the coordination of all traffic control for all work. This includes scheduling of tests, coordinating and providing access to sample locations, and satisfying all test result reporting requirements.

EARTHWORK:

- [illegible]

UTILITIES:

- Existing utilities have been shown to the greatest extent possible based on information provided to the Engineer. The Contractor is responsible for conducting the respective utility companies and field locating utilities prior to construction and to maintain the same throughout the project.
- The Contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
- Contractors are hereby notified that the Contractor shall be responsible for obtaining all necessary permits and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures and review by the Engineer prior to construction of the structures.
- Drainage:** Drainage Waterlines shall have a minimum of 10 foot horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service lines, as measured from edges to edge. If minimum separations cannot be achieved, concrete encasement shall be provided to protect the sewer lines.
- Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean, up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the Contractor's price for the utility installation.** The Contractor shall be responsible for obtaining all necessary permits and shall notify Engineer of any discrepancies. Advance for the inspection of any proposed utility man extension or service line or service connection to any existing man.
- Trench spoils shall be neatly placed adjacent to the trench, and compacted to prevent saturation and excess water. Spoils shall be removed from the trench and placed in a suitable area for disposal. Spoils shall be disposed of offsite. Materials may be waste owned at the direction of the Owner or his appointed representative.
- All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is classified as (un)classified excavation. The Engineer shall be responsible for providing the information on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical characteristics to determine the classification. Unit price quantities for rock excavation will be paid at a trench width of 4 feet. The Contractor shall be responsible for the disposal of excess rock from trenching and disposal of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

PREPARED AND SUBMITTED BY:

SCHLAGEL & ASSOCIATES, P.A.

APPROVED BY:

CITY ENGINEER
APPROVED FOR ONE YEAR FROM THIS DATE:

OWNER:

DAWN MONTGOMERY
9100 CEDAR NILES RD.
LENEXA, KS 66227

DEVELOPER:

GRATA DEVELOPMENT, LLC
6300 W. 143RD ST., SUITE 20
OVERLAND PARK, KS 66223
p (913)912-9000
TRAVIS@GRATADEV.COM

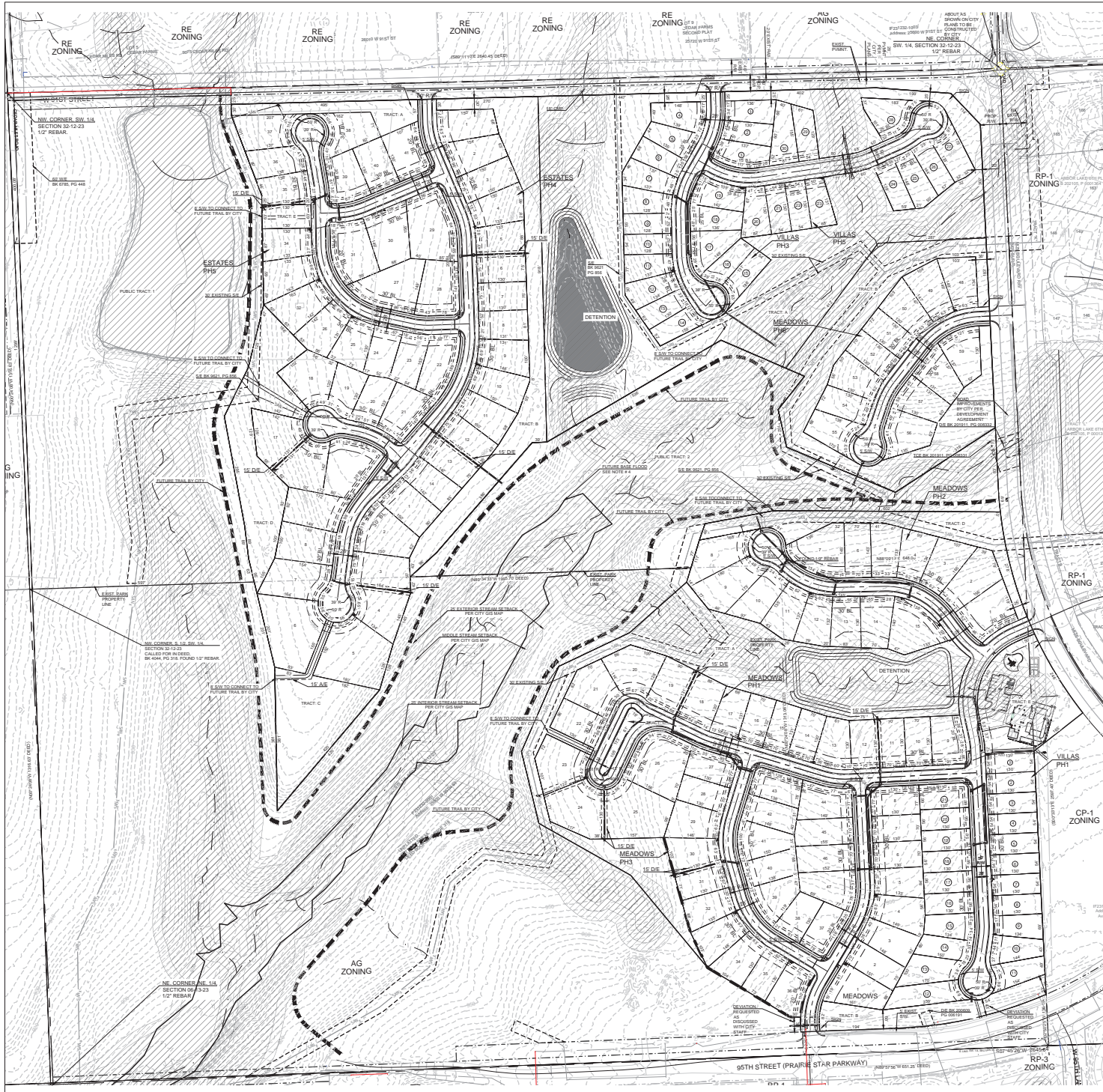
PREPARED BY:

HILGEL & ASSOCIATES, P.A.

SUNSET CANYON
PRELIMINARY PLAT
MIZE ROAD AND 91ST STREET
LENEXA, KANSAS

COVER SHEET		DATE	DESCRIPTION 1
###	CHECKED BY:	DATE	
###	###		
DATE PREPARED			
PROJ. NUMBER			
25-005			

C0.0



SITE DATA - SINGLE FAMILY:
CURRENT ZONING: AG
PROPOSED ZONING: AG
PROPOSED TOTAL NUMBER OF LOTS: 81
GROSS LAND AREA: 81.37 ACRES
NET LAND AREA: 70.02 ACRES
PROPOSED DENSITY: 4 DU / PER NET ACRE
MIN. FRONT YARD: 25'
MIN. REAR YARD: 25'
MINIMUM SIDE YARD VILLAS: 5'
MINIMUM SIDE YARD ALL OTHER LOTS: 7'

LOT #	AREA (SF)
PUBLIC TRACT - 1	787,280.27
PUBLIC TRACT - 2	423,554.15

SEE DETAIL PLANS FOR SUBDIVISION TRACT NOTES

SINGLE FAMILY (RP-1) REQUESTED DEVIATIONS:

DEVIATION TYPE	NE LOTS	DEVIATION PROPOSED	CODE REQUIREMENT
LOT WIDTH	1-30	16 FEET	70 FEET
LOT AREA	1-2,8-10,13-16,21-24,26,35	16 - 1,088 SQ. FEET	8,000 SQ. FEET
FRONT YARD SETBACK	1-30	5 FEET	30 FEET

DEVIATION TYPE	SE LOTS	DEVIATION PROPOSED	CODE REQUIREMENT
LOT WIDTH	1-21	16 FEET	70 FEET
LOT AREA	1-6,15-20	254 - 1,007 SQ. FEET	8,000 SQ. FEET
FRONT YARD SETBACK	1-30	5 FEET	30 FEET

DEVIATION FOR BUFFER ALONG A PARKWAY TO ALLOW REDUCTION AS DISCUSSED WITH CITY STAFF SEE PLAN FOR LOCATIONS AND DIMENSIONS. 1/4 MILE FROM VILLAS LOTS

MONTGOMERY DESCRIPTION:

Description in title commitment has a typographical error in the fourth cell:
The North Half and East 20 Acres of the South Half of the Southwest Quarter of Section 32, Township 12, Range 23, in the City of Lenexa, Johnson County, Kansas, subject to that part in streets and roads, more particularly described as follows:
Commencing at the Southeast corner of the above-described Southwest Quarter; thence North 07° 24' 00" West on the West line of the said Southwest Quarter, 1316.63 feet to the Point of Beginning; thence continuing North 07° 24' 00" West on the said West line, 1116.63 feet to the Northeast corner of the said Southwest Quarter; thence South 07° 11' 10" East on the North line of said Southwest Quarter, 2445.45 feet to the Northeast corner of the said Southwest Quarter; thence South 07° 33' 12" East on the East line of the said Southwest Quarter, 2087.40 feet to the Point of Beginning; thence continuing North 07° 33' 12" East on the East line of the said Southwest Quarter, thence North 89° 07' 30" West on the South line of the said Southwest Quarter, 651.28 feet to a point; thence North 07° 24' 08" West 1303.06 feet to a point; thence North 89° 34' 33" West 1965.06 feet to the Point of Beginning, subject to those parts in streets and roads.

CITY OF LENEXA TRACT B DESCRIPTION:

All that part of the West three-fourths of the South one-half of the Southwest One-Quarter of Section 32, Township 12, Range 23, as described in the Kansas Warranty deed recorded in book 4044, page 318, in the City of Lenexa, Johnson County, Kansas being described as follows:
Commencing at the Northwest corner of the Southwest One-Quarter of said Section 32; thence along the West line of the said Southwest One-Quarter, South 32 degrees 33 minutes 41 seconds East a distance of 1318.68 feet to the Northwest corner of the said West three-fourths of the South one-half; thence along the North line of the said West three-fourths of the South one-half, North 88 degrees 09 minutes 13 seconds East a distance of 1168.96 feet to the Point of Beginning; thence continuing along the North line of the said West three-fourths of the South one-half, North 88 degrees 09 minutes 13 seconds East a distance of 238.00 feet to the Northeast corner of the said West three-fourths of the South one-half of the Southwest One-Quarter of Section 32; thence along the East line of the said West three-fourths of the South one-half, South 32 degrees 33 minutes 41 seconds East a distance of 1168.97 feet; thence South 30 degrees 52 minutes 07 seconds West a distance of 58.75 feet; thence North 59 degrees 07 minutes 53 seconds West a distance of 255.50 feet; thence North 38 degrees 44 minutes 51 seconds West a distance of 218.50 feet; thence North 60 degrees 42 minutes 11 seconds West a distance of 279.43 feet; thence North 13 degrees 38 minutes 44 seconds West a distance of 149.48 feet; thence North 23 degrees 41 minutes 54 seconds East a distance of 247.08 feet; thence North 64 degrees 34 minutes 56 seconds East a distance of 227.34 feet; thence North 48 degrees 20 minutes 07 seconds East a distance of 227.34 feet; thence North 16 degrees 50 minutes 06 seconds East a distance of 39.50 feet to the Point of Beginning and containing 12.80 acres more or less.

CITY OF LENEXA TRACT B-1 DESCRIPTION:

All that part of the West three-fourths of the South one-half of the Southwest One-Quarter of Section 32, Township 12, Range 23, as described in the Kansas Warranty deed recorded in book 4044, page 318, in the City of Lenexa, Johnson County, Kansas being described as follows:
Commencing at the Northwest corner of the Southwest One-Quarter of said Section 32; thence along the West line of the said Southwest One-Quarter, South 32 degrees 33 minutes 41 seconds East a distance of 1318.68 feet to the Northwest corner of the said West three-fourths of the South one-half; thence along the North line of the said West three-fourths of the South one-half, North 88 degrees 09 minutes 13 seconds East a distance of 1168.96 feet to the Point of Beginning; thence continuing along the North line of the said West three-fourths of the South one-half, North 88 degrees 09 minutes 13 seconds East a distance of 238.00 feet to the Northeast corner of the said West three-fourths of the South one-half of the Southwest One-Quarter of Section 32; thence along the East line of the said West three-fourths of the South one-half, South 32 degrees 33 minutes 41 seconds East a distance of 1168.97 feet; thence South 30 degrees 52 minutes 07 seconds West a distance of 58.75 feet; thence North 59 degrees 07 minutes 53 seconds West a distance of 255.50 feet; thence North 38 degrees 44 minutes 51 seconds West a distance of 218.50 feet; thence North 60 degrees 42 minutes 11 seconds West a distance of 279.43 feet; thence North 13 degrees 38 minutes 44 seconds West a distance of 149.48 feet; thence North 23 degrees 41 minutes 54 seconds East a distance of 247.08 feet; thence North 64 degrees 34 minutes 56 seconds East a distance of 227.34 feet; thence North 48 degrees 20 minutes 07 seconds East a distance of 227.34 feet; thence North 16 degrees 50 minutes 06 seconds East a distance of 39.50 feet to the Point of Beginning and containing 12.80 acres more or less.

TRACT C DESCRIPTION:

All that part of the Southwest One-Quarter of Section 32, Township 12, Range 23, in the City of Lenexa, Johnson County, Kansas, being described as follows:
Commencing at the Southeast corner of the Southwest One-Quarter of said Section 32; thence along the West line of the said Southwest One-Quarter, North 07 degrees 24 minutes 00 seconds West a distance of 782.91 feet to the Point of Beginning; thence continuing along the West line of the said Southwest One-Quarter, North 07 degrees 24 minutes 00 seconds West a distance of 365.91 feet to a point of curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 22 degrees 12 minutes 17 seconds East, a radius of 1080.00 feet, a central angle of 15 degrees and an arc length of 294.14 feet; thence South 51 degrees 49 minutes 32 seconds West a distance of 164.86 feet to the Point of Beginning and containing 0.504 acres more or less.

GENERAL NOTES:

1. Basis of Bearings is the Final plat of ARBOR LAKE SOUTH, FIRST PLAT. The East line of the Southwest One-Quarter of Section 32-12-23 bearing S82°00'00"E.
2. FLOOD NOTE: Part of the Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain and part of the property lies within an area of Zone X (Future base Flood Zone) as shown on the Flood Insurance Rate Map 2009IC04063. Prepared by the Property Insurance Management, Effective date August 3, 2009. The flood areas as shown have been scaled from this map.
3. Boundary and easement data is from a survey prepared by Schlage & Associates, P.A.
4. Topography and adjacent plat improvements from JCDO AIMS.
5. Existing utilities have been shown to the greatest extent possible based upon field notes by utility companies and information provided to the engineer.
6. Adjacent parcel information is based upon JCDO AIMS and information provided by consultants for the adjacent projects.
7. All lighting shall comply with the city codes and ordinances.
8. All new on-site wiring and cables shall be placed underground per the city codes and ordinances.
9. All above ground electrical and/or telephone cabinets shall be placed as required by the utility company.
10. All monument signs will require a sign permit through the planning division.
11. All improvements must meet the City of Lenexa LDC, design criteria, standards and all other applicable regulations.
12. Retaining wall built colored Big Block Concrete wall or half colored Keystone modular block retaining wall or approved equal.
13. Approval of this plan does not result in generating a building permit. A separate building permit approval process must be completed.
14. Approval of this plan does not constitute a complete review of the project for compliance with the City building codes. A full code analysis shall be submitted with the building permit. Revisions may be required to make the project building code compliant.
15. Approval of this plan does not constitute a complete review of the project for compliance with the ADA regulations. The project shall comply with all applicable regulations of the ADA.
16. Approval of this plan does not constitute compliance with the Fire Code. Complete fire sprinkler and fire alarm plans are required to obtain a building permit.
17. A sewer permit from Johnson County Wastewater is required prior to obtaining a building permit.
18. All structures shall be a minimum of 5' wide.
19. The project will follow the applicable permit requirements when permit plans are completed.
20. Fire flow within the project shall be established in accordance with Appendix B of the 2018 International Fire Code.

LEGEND:

- FOUND 1/2" REBAR WITH KSLB 54 CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH 54 CAP FOUND OTHERWISE NOTED
- RIGHT-OF-WAY
- BUILDING LINE
- LIN LIMITS OF NO ACCESS
- L/S LANDSCAPE AREA
- D/E DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- S/E SANITARY SEWER EASEMENT
- E/E ELECTRICAL EASEMENT
- W/E WATERLINE EASEMENT
- U/E UTILITY EASEMENT
- U/V UTILITY VAULT
- BACK TO BACK OF CURB
- LOTS WITH DEVIATION
- LOTS WITHOUT DEVIATION
- CURB & GUTTER
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- FENCE - ADD R/W
- ELECTRIC LINE
- FIBER OPTIC CABLE
- GAS LINE
- OVERHEAD POWER LINE
- SANITARY SEWER MAIN
- WATERLINE
- EXISTING MANHOLE
- LIGHT OVERHEAD
- POWER PEDESTAL
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS VALVE

OWNER:

DAVIN MONTGOMERY
9100 CEDAR HILLS RD.
LENEXA, KS 66227
CITY OF LENEXA

DEVELOPER:

GRATA DEVELOPMENT LLC
6300 W. 143RD ST., SUITE 200
OVERLAND PARK, KS 66203
P (913) 841-8000
TRAVIS@GRATADEV.COM



SCALE: 1" = 100'



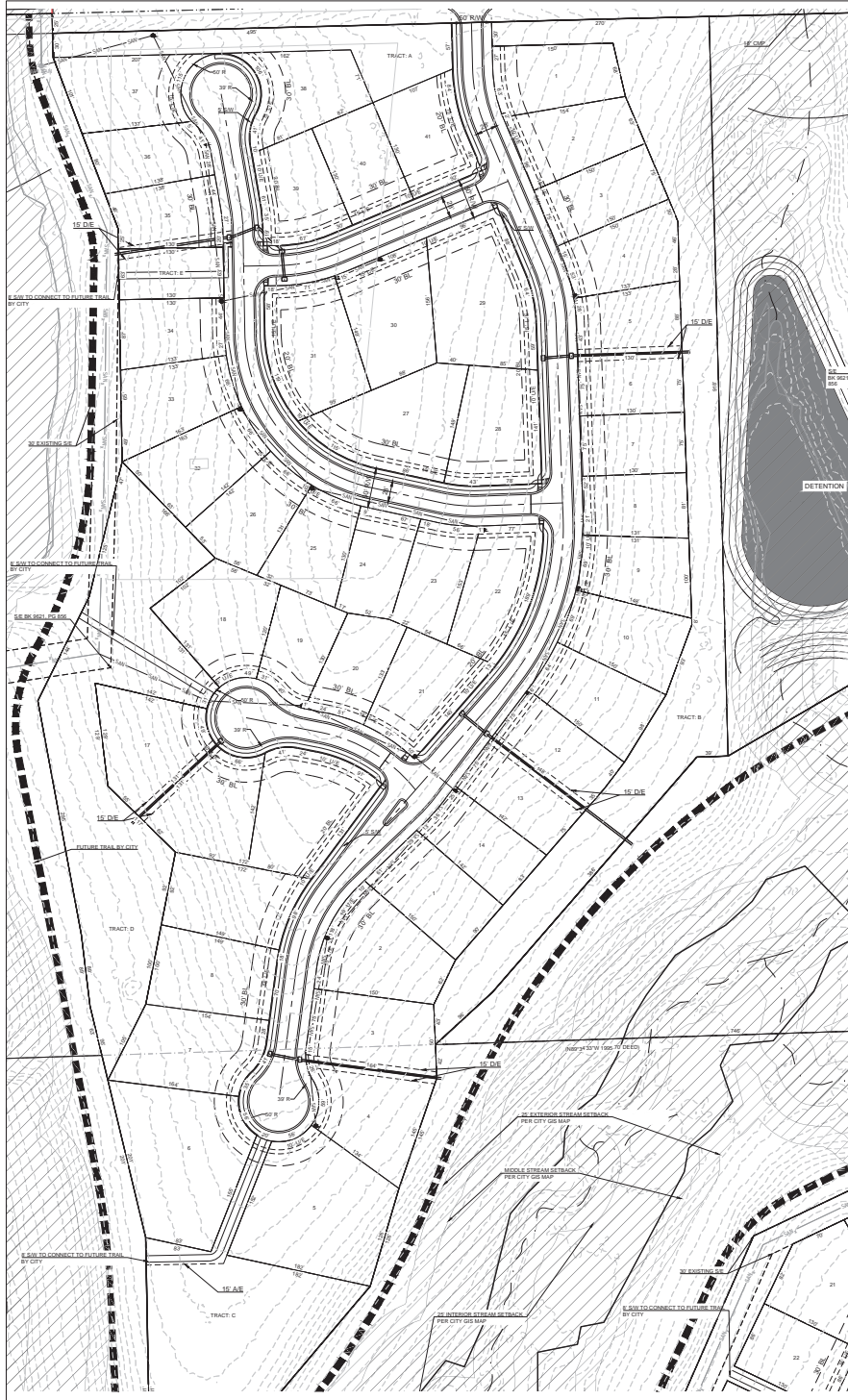
PREPARED BY:

SCHLAGE & ASSOCIATES, P.A.

SUNSET CANYON
PRELIMINARY PLAT
MIZE ROAD AND 91ST STREET
LENEXA, KANSAS

NO.	DATE	DESCRIPTION
1	08/03/2023	PRELIMINARY PLAT
2	08/03/2023	REVISIONS
3	08/03/2023	REVISIONS
4	08/03/2023	REVISIONS
5	08/03/2023	REVISIONS
6	08/03/2023	REVISIONS
7	08/03/2023	REVISIONS
8	08/03/2023	REVISIONS
9	08/03/2023	REVISIONS
10	08/03/2023	REVISIONS
11	08/03/2023	REVISIONS
12	08/03/2023	REVISIONS
13	08/03/2023	REVISIONS
14	08/03/2023	REVISIONS
15	08/03/2023	REVISIONS
16	08/03/2023	REVISIONS
17	08/03/2023	REVISIONS
18	08/03/2023	REVISIONS
19	08/03/2023	REVISIONS
20	08/03/2023	REVISIONS

OVERALL
PRELIMINARY
PLAT
SHEET
C1.0



75' x 130' LOTS

LOT #	AREA (SF)
1	12,136.90
2	12,126.96
3	11,250.00
4	12,154.81
5	10,376.05
6	9,750.00
7	9,750.00
8	10,050.93
9	11,466.29
10	12,550.28
11	12,425.52
12	11,202.64
13	10,871.48
14	10,931.75
17	15,366.69
18	15,390.39
19	9,956.16
20	9,957.67
21	13,630.49
22	13,677.72

LOT #	AREA (SF)
23	10,444.17
24	9,564.10
25	10,922.48
26	12,119.25
27	18,381.79
28	15,061.67
29	21,350.90
30	15,717.52
31	16,607.80
32	13,245.02
33	12,718.98
34	10,345.16
35	10,654.98
36	10,522.84
37	13,435.06
38	13,223.53
39	12,053.85
40	10,700.66
41	12,336.09

90' x 130' LOTS

LOT #	AREA (SF)
1	13,092.44
2	16,531.49
3	14,199.23
4	15,144.61
5	27,014.23
6	26,203.54
7	16,113.18
8	14,284.50
9	14,610.99

TRACT #	AREA (SF)
TRACT: A	20,460.39
TRACT: B	87,471.14
TRACT: C	55,954.23
TRACT: D	71,321.60
TRACT: E	8,182.54

TRACT NOTES:
1. TRACT A-E TO BE OWNED BY THE HOMES ASSOCIATION AND IS USED FOR OPEN SPACE AND STORMWATER BMPs.

NO.	DATE	DESCRIPTION
1	01/11/2024	PRELIMINARY PLAT
2	01/11/2024	PRELIMINARY PLAT
3	01/11/2024	PRELIMINARY PLAT
4	01/11/2024	PRELIMINARY PLAT
5	01/11/2024	PRELIMINARY PLAT
6	01/11/2024	PRELIMINARY PLAT
7	01/11/2024	PRELIMINARY PLAT
8	01/11/2024	PRELIMINARY PLAT
9	01/11/2024	PRELIMINARY PLAT
10	01/11/2024	PRELIMINARY PLAT
11	01/11/2024	PRELIMINARY PLAT
12	01/11/2024	PRELIMINARY PLAT
13	01/11/2024	PRELIMINARY PLAT
14	01/11/2024	PRELIMINARY PLAT
15	01/11/2024	PRELIMINARY PLAT
16	01/11/2024	PRELIMINARY PLAT
17	01/11/2024	PRELIMINARY PLAT
18	01/11/2024	PRELIMINARY PLAT
19	01/11/2024	PRELIMINARY PLAT
20	01/11/2024	PRELIMINARY PLAT
21	01/11/2024	PRELIMINARY PLAT
22	01/11/2024	PRELIMINARY PLAT
23	01/11/2024	PRELIMINARY PLAT
24	01/11/2024	PRELIMINARY PLAT
25	01/11/2024	PRELIMINARY PLAT
26	01/11/2024	PRELIMINARY PLAT
27	01/11/2024	PRELIMINARY PLAT
28	01/11/2024	PRELIMINARY PLAT
29	01/11/2024	PRELIMINARY PLAT
30	01/11/2024	PRELIMINARY PLAT
31	01/11/2024	PRELIMINARY PLAT
32	01/11/2024	PRELIMINARY PLAT
33	01/11/2024	PRELIMINARY PLAT
34	01/11/2024	PRELIMINARY PLAT
35	01/11/2024	PRELIMINARY PLAT
36	01/11/2024	PRELIMINARY PLAT
37	01/11/2024	PRELIMINARY PLAT
38	01/11/2024	PRELIMINARY PLAT
39	01/11/2024	PRELIMINARY PLAT
40	01/11/2024	PRELIMINARY PLAT
41	01/11/2024	PRELIMINARY PLAT



SINGLE FAMILY (RP-1) REQUESTED DEVIATIONS:

DEVIATION TYPE	SE LOTS	DEVIATION PROPOSED	CODE REQUIREMENT
LOT WIDTH	1:21	16 FEET	70 FEET
LOT AREA	1:21	254 - 1,007 SQ. FEET	8,008 SQ. FEET
FRONT YARD SETBACK	1:30	5 FEET	30 FEET

70' x 130' CENTER LOTS

LOT #	AREA (SF)
1	14,859.04
2	14,498.99
3	12,108.63
4	10,533.26
5	10,716.27
6	10,069.98
7	16,273.73
8	13,919.16
9	15,464.85
10	11,785.06
11	11,207.49
12	10,738.48
13	10,440.58
14	11,247.76
15	16,279.53

70' x 130' LOTS

LOT #	AREA (SF)
1	13,464.97
2	10,442.48
3	11,556.40
4	11,825.79
5	9,833.95
6	9,100.00
7	9,100.00
8	10,019.00
9	11,343.02
10	9,100.00
11	9,100.00
12	9,750.00
13	10,977.01
14	9,138.41
15	9,212.97
16	9,212.78
17	9,533.72
18	12,138.89
19	11,827.98
20	15,116.97

54' x 130' LOTS

LOT #	AREA (SF)
1	7,043.85
2	6,993.53
3	7,018.80
4	7,018.95
5	7,019.08
6	7,019.22
7	7,019.36
8	7,019.56
9	7,746.48
10	8,702.60
11	8,351.24
12	10,940.65
13	10,696.51
14	8,032.23
15	8,413.62
16	7,280.00
17	7,280.00
18	7,280.00
19	7,280.00
20	7,280.00
21	8,580.32

54' x 130' LOTS

LOT #	AREA (SF)
1	7,043.85
2	6,993.53
3	7,018.80
4	7,018.95
5	7,019.08
6	7,019.22
7	7,019.36
8	7,019.56
9	7,746.48
10	8,702.60
11	8,351.24
12	10,940.65
13	10,696.51
14	8,032.23
15	8,413.62
16	7,280.00
17	7,280.00
18	7,280.00
19	7,280.00
20	7,280.00
21	8,580.32

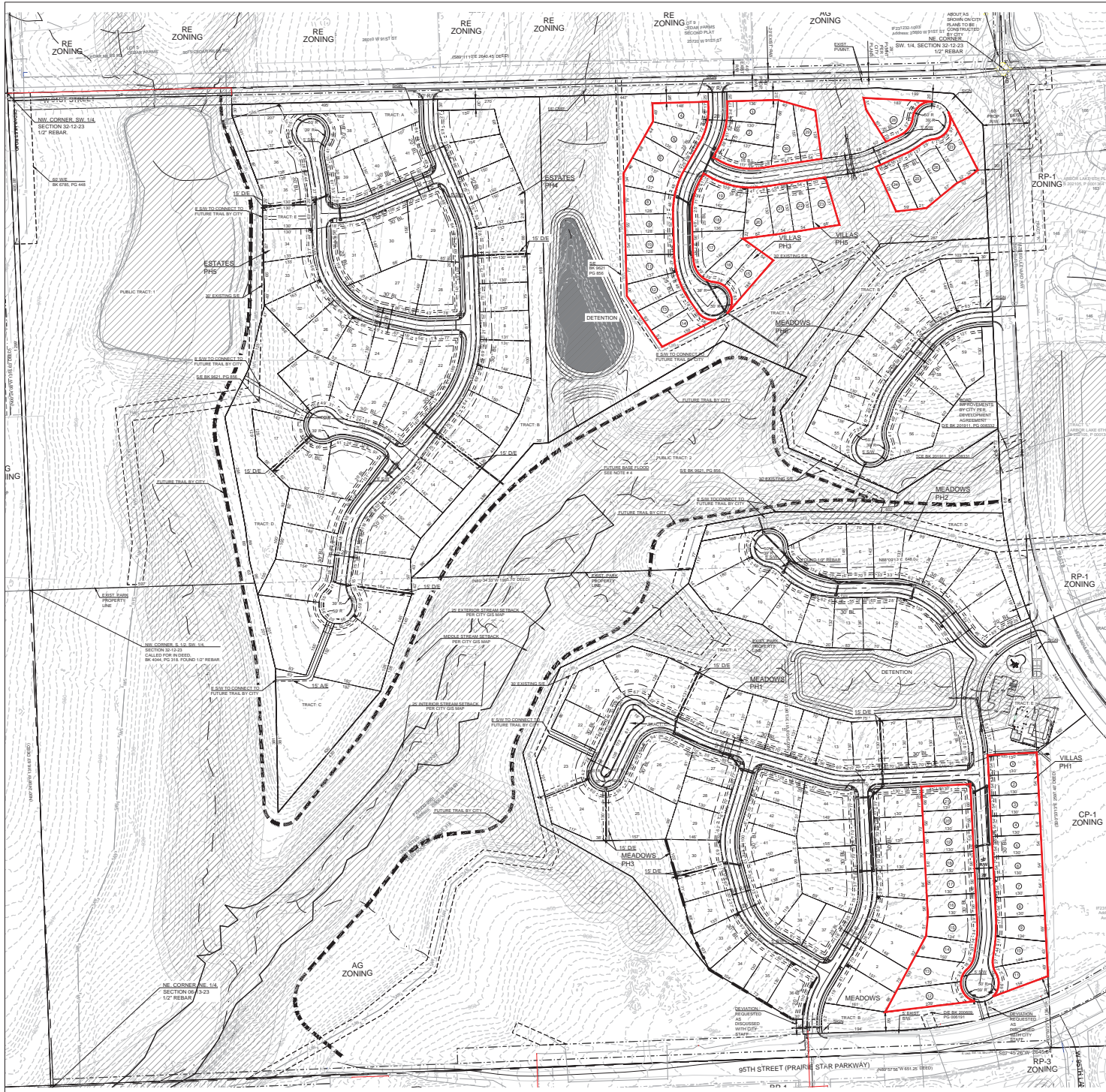
LOT # AREA (SF)

TRACT A	212,777.60
TRACT B	34,350.74
TRACT C	4,820.81
TRACT D	49,439.24
TRACT E	57,686.32

TRACT NOTES:
1. TRACT A-D TO BE OWNED BY THE HOMES ASSOCIATION AND IS USED FOR OPEN SPACE AND STORMWATER BMPs.
2. TRACT E TO BE OWNED BY THE HOMES ASSOCIATION AND IS USED FOR THE AGENCY.



NO.	DATE	DESCRIPTION
1	10/1/2024	PRELIMINARY PLAT
2	10/1/2024	PRELIMINARY PLAT
3	10/1/2024	PRELIMINARY PLAT
4	10/1/2024	PRELIMINARY PLAT
5	10/1/2024	PRELIMINARY PLAT
6	10/1/2024	PRELIMINARY PLAT
7	10/1/2024	PRELIMINARY PLAT
8	10/1/2024	PRELIMINARY PLAT
9	10/1/2024	PRELIMINARY PLAT
10	10/1/2024	PRELIMINARY PLAT
11	10/1/2024	PRELIMINARY PLAT
12	10/1/2024	PRELIMINARY PLAT
13	10/1/2024	PRELIMINARY PLAT
14	10/1/2024	PRELIMINARY PLAT
15	10/1/2024	PRELIMINARY PLAT
16	10/1/2024	PRELIMINARY PLAT
17	10/1/2024	PRELIMINARY PLAT
18	10/1/2024	PRELIMINARY PLAT
19	10/1/2024	PRELIMINARY PLAT
20	10/1/2024	PRELIMINARY PLAT
21	10/1/2024	PRELIMINARY PLAT
22	10/1/2024	PRELIMINARY PLAT
23	10/1/2024	PRELIMINARY PLAT
24	10/1/2024	PRELIMINARY PLAT
25	10/1/2024	PRELIMINARY PLAT
26	10/1/2024	PRELIMINARY PLAT
27	10/1/2024	PRELIMINARY PLAT
28	10/1/2024	PRELIMINARY PLAT
29	10/1/2024	PRELIMINARY PLAT
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34	10/1/2024	PRELIMINARY PLAT
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40	10/1/2024	PRELIMINARY PLAT
41	10/1/2024	PRELIMINARY PLAT
42	10/1/2024	PRELIMINARY PLAT
43	10/1/2024	PRELIMINARY PLAT
44	10/1/2024	PRELIMINARY PLAT
45	10/1/2024	PRELIMINARY PLAT
46	10/1/2024	PRELIMINARY PLAT
47	10/1/2024	PRELIMINARY PLAT



SITE DATA - SINGLE FAMILY:

CURRENT ZONING	AG
PROPOSED ZONING	RP-1
PROPOSED TOTAL NUMBER OF LOTS	175
GROSS LAND AREA	81.37 ACRES
NET LAND AREA	70.02 ACRES
PROPOSED DENSITY	4 DU / PER NET ACRE
MIN. FRONT YARD	25'
MIN. REAR YARD	20'
MINIMUM SIDE YARD VILLAS	6' (DEVIATION REQUESTED)
MINIMUM SIDE YARD ALL OTHER LOTS	7'

LOT #	AREA (SF)
PUBLIC TRACT 1	787,280.27
PUBLIC TRACT 2	423,554.15

SEE DETAIL PLANS FOR SUBDIVISION TRACT NOTES

PLAN KEY:

○	LOTS WITH DEVIATION
1	LOTS WITHOUT DEVIATION

SINGLE FAMILY (RP-1) REQUESTED DEVIATIONS:

DEVIATION TYPE	NE LOTS	DEVIATION PROPOSED	CODE REQUIREMENT
LOT WIDTH	1-30	16 FEET	70 FEET
LOT AREA	1-2,8-10,13-16,21-24,26,29	85 - 1,08 SQ. FEET	8,000 SQ. FEET
FRONT YARD SETBACK	1-30	5 FEET	30 FEET

DEVIATION TYPE	SE LOTS	DEVIATION PROPOSED	CODE REQUIREMENT
LOT WIDTH	1-21	16 FEET	70 FEET
LOT AREA	1-8,16-20	84 - 1,07 SQ. FEET	8,000 SQ. FEET
FRONT YARD SETBACK	1-30	5 FEET	30 FEET

DEVIATION FOR BUFFER ALONG A FARMWAY TO ALLOW REDUCTION AS DISCUSSED WITH CITY STAFF SEE PLAN FOR LOCATIONS AND DIMENSIONS
DEVIATION TO ALLOW 6' SIDE YARD FOR VILLA LOTS

- GENERAL NOTES:**
1. Basis of Bearings is the Final plat of ARBOR LAKE SOUTH, FIRST PLAT. The East line of the Southwest One-Quarter of Section 35-12-23 bearing S00°00'00"E.
 2. FLOOD NOTE: Part of this property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain and part of this property lies within an area of Zone X, Future base Flood as shown on the Flood Insurance Rate Map 2009(C04046). Prepared by the Federal Emergency Management Agency, Effective date August 3, 2009. The limits of the flood areas as shown have been adopted from this map.
 3. Boundary and easement data is from a survey prepared by Schlager & Associates, P.A.
 4. Topography and adjacent plat and improvements from JCDC AIMS.
 5. Existing utilities have been shown to the greatest extent possible based upon field locates by utility companies and information provided to the engineer.
 6. Adjacent parcel information is based upon JCDC AIMS and information provided by consultants for the adjacent projects.
 7. All lighting shall comply with the city codes and ordinances.
 8. All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
 9. All above ground electrical and/or telephone cabinets shall be placed as required by the utility company.
 10. All monument signs will require a sign permit through the planning division.
 11. All improvements must meet the City of Lenexa UDC, design criteria, standards and codes.
 12. Retaining wall built colored Big Block Concrete wall or built colored Keystone modular block retaining wall or approved equal.
 13. Approval of this plan does not result in generating a building permit. A separate building permit approval process must be completed.
 14. Approval of this plan does not constitute a complete review of the project for compliance with the City building codes. A full code analysis shall be submitted with the building permit. Revisions may be required to make the project building code compliant.
 15. Approval of this plan does not constitute a complete review of the project for compliance with the ADA regulations. The project shall comply with all applicable regulations of the ADA.
 16. Approval of this plan does not constitute compliance with the Fire Code. Complete fire sprinkler and fire alarm plans are required to obtain a building permit.
 17. A sewer permit from Johnson County Wastewater is required prior to obtaining a building permit.
 18. All sidewalks shall be a minimum of 5' width.
 19. The project will follow the applicable permit requirements when permit plans are completed.
 20. Fire flow requirements for the project shall be established in accordance with Appendix B of the 2018 International Fire Code.

LEGEND:

●	FOUND 1/2" REBAR WITH KSL'S 54 CAP UNLESS OTHERWISE NOTED	---	CURB & GUTTER
■	FOUND MONUMENT AS NOTED	---	EXISTING LOT AND PROPERTY LINES
○	SET 1/2" REBAR WITH 54 CAP UNLESS OTHERWISE NOTED	---	EXISTING PLAT AND R/W LINES
RL	RIGHT-OF-WAY	---	FENCE - HOD RICK
LNA	LIMITS OF NO ACCESS	---	ELECTRIC LINE
L/S	LANDSCAPE AREA	---	FIBER OPTIC CABLE
D/E	DRAINAGE EASEMENT	---	GAS LINE
R/W	RIGHT-OF-WAY	---	OVERHEAD POWER LINE
B/W	SIDEWALK	---	SANITARY SEWER MAIN
S/E	SANITARY SEWER EASEMENT	---	WATERLINE
E/E	ELECTRICAL EASEMENT	---	EXISTING MANHOLE
W/E	WATERLINE EASEMENT	---	LIGHT OVERHEAD
U/E	UTILITY EASEMENT	---	POWER PEDESTAL
U/V	UTILITY VAULT	---	TELEPHONE PEDESTAL
B/B	BACK TO BACK OF CURB	---	CABLE PEDESTAL
		---	FIRE HYDRANT
		---	WATER METER
		---	WATER VALVE
		---	GAS VALVE

OWNER:
DAVIN MONTGOMERY
9100 CEDAR HILLS RD.
LENEXA, KS 66227
CITY OF LENEXA

DEVELOPER:
GRATA DEVELOPMENT LLC
6300 W. 143RD ST., SUITE 200
OVERLAND PARK, KS 66203
P (913) 841-8000
TRAVIS@GRATADEV.COM



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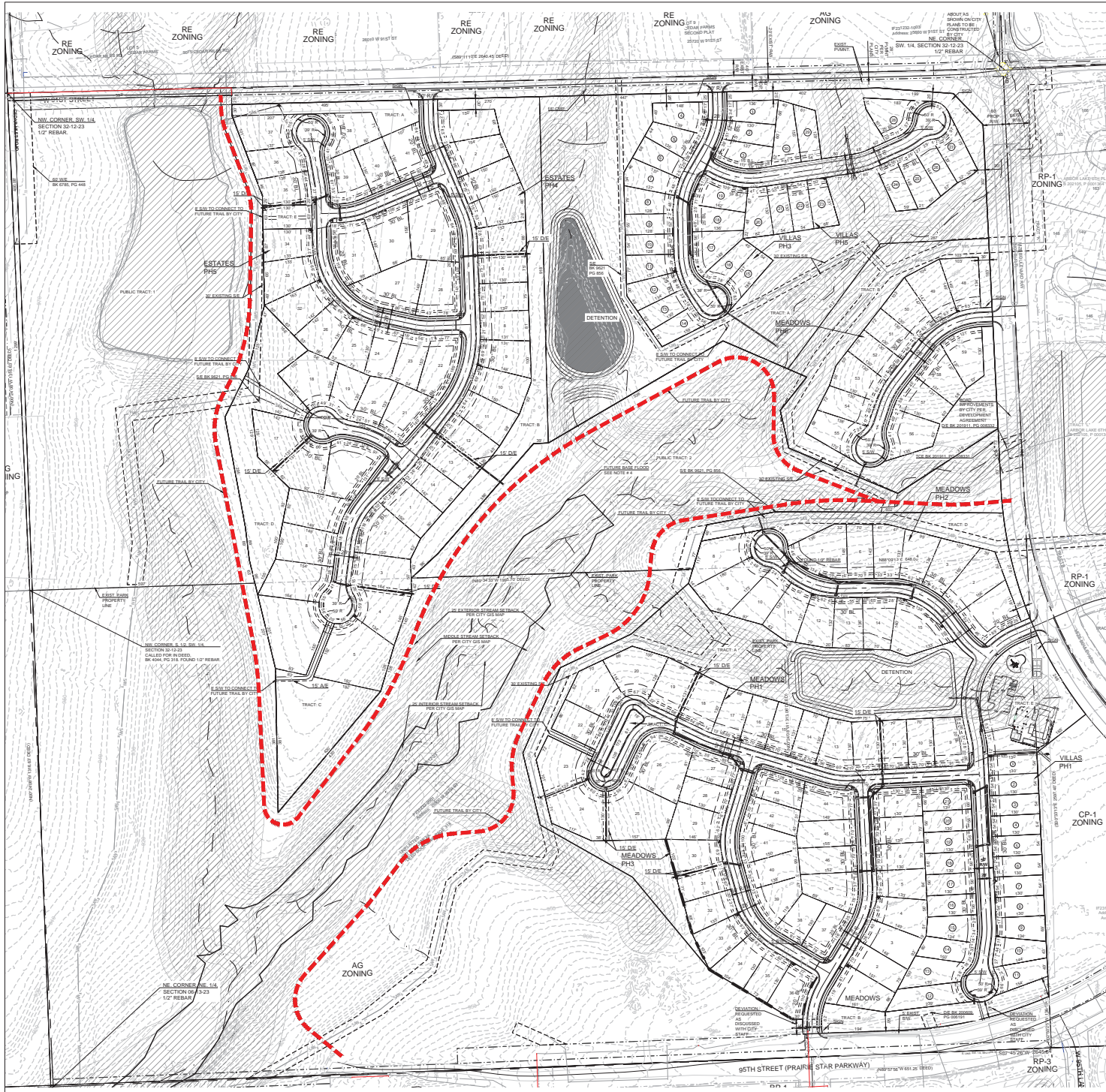
PREPARED BY:
SCHLAGEL & ASSOCIATES, P.A.

SUNSET CANYON
PRELIMINARY PLAT
MIZE ROAD AND 91ST STREET
LENEXA, KANSAS

NO.	DATE	DESCRIPTION
1	08/14/2020	ISSUED FOR PERMIT
2	08/14/2020	ISSUED FOR PERMIT
3	08/14/2020	ISSUED FOR PERMIT
4	08/14/2020	ISSUED FOR PERMIT
5	08/14/2020	ISSUED FOR PERMIT
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99	08/14/2020	ISSUED FOR PERMIT
100	08/14/2020	ISSUED FOR PERMIT

DEVIATION PLAN

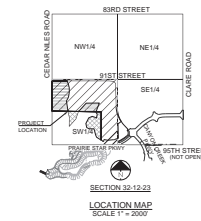
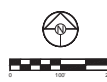
SHEET
C2.0



- LEGEND:**
- FOUND 1/2" REBAR WITH KSLB 64 CAP UNLESS OTHERWISE NOTED
 - FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR WITH 64 CAP UNLESS OTHERWISE NOTED
 - RIGHT-OF-WAY
 - BUILDING LINE
 - LMA
 - LANDSCAPE AREA
 - DRAINAGE EASEMENT
 - RIGHT-OF-WAY
 - SIDEWALK
 - SANITARY SEWER EASEMENT
 - ELECTRICAL EASEMENT
 - WATERLINE EASEMENT
 - UTILITY EASEMENT
 - UTILITY VAULT
 - BACK TO BACK OF CURB
 - LOTS WITH DEVIATION
 - LOTS WITHOUT DEVIATION
 - CURB & GUTTER
 - EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT AND R/W LINES
 - FENCE - ROD IRON
 - ELECTRIC LINE
 - FIBER OPTIC CABLE
 - GAS LINE
 - OVERHEAD POWER LINE
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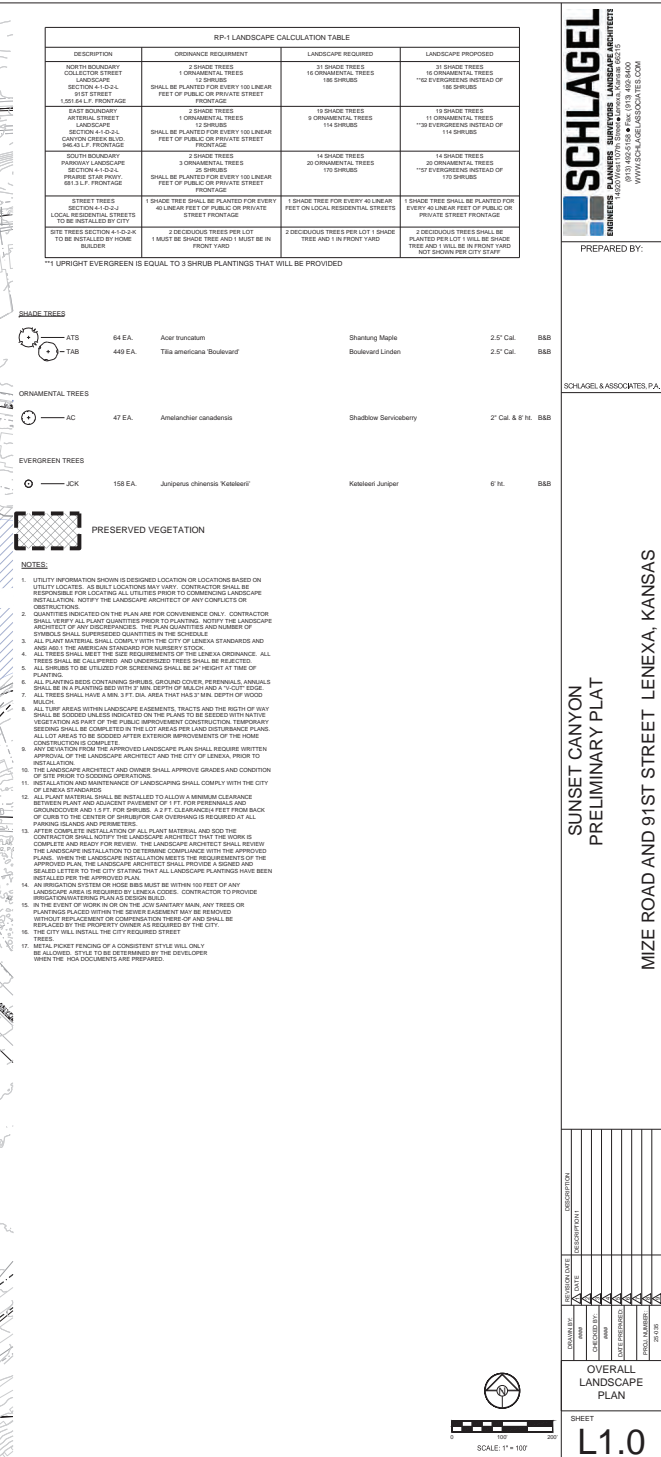
PREPARED BY:
SCHLAGEL & ASSOCIATES, P.A.

SUNSET CANYON
PRELIMINARY PLAT
MIZE ROAD AND 91ST STREET
LENEXA, KANSAS

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR PERMIT
2	02/15/2024	REVISION: AS NOTED
3	03/15/2024	REVISION: AS NOTED
4	04/15/2024	REVISION: AS NOTED
5	05/15/2024	REVISION: AS NOTED
6	06/15/2024	REVISION: AS NOTED
7	07/15/2024	REVISION: AS NOTED
8	08/15/2024	REVISION: AS NOTED
9	09/15/2024	REVISION: AS NOTED
10	10/15/2024	REVISION: AS NOTED
11	11/15/2024	REVISION: AS NOTED
12	12/15/2024	REVISION: AS NOTED

TRAIL CONNECTION PLAN

SHEET
C2.1





CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:40 pm on Monday, March 31, 2025. 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 Sunny Dharod
Commissioner Ben Harber
Commissioner Don Horine
Commissioner Jermaine Jamison
Commissioner Curt Katterhenry
Commissioner Cara Wagner

COMMISSIONERS ABSENT

Commissioner David Woolf

STAFF PRESENT

Scott McCullough, Community Development Director
Tim Collins, Engineering and Construction Services Administrator
Andrew Diekemper, Assistant Chief – Fire Prevention
Steven Shrout, Assistant City Attorney II
Dave Dalecky, Planner II
James Molloy, Planner II
Jessica Lemanski, Planner II
Noah Vaughan, Planning Specialist
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the March 3, 2025, meeting were presented for approval. Chairman Poss entertained a motion to **APPROVE** the minutes. Moved by Commissioner Horine, seconded by Commissioner Burson and **APPROVED** by a unanimous voice vote.

CONSENT AGENDA

1. **FLITE Country Hills - Consideration of a final plan for a drive-thru ATM in the parking lot of Country Hills Shopping Center located at 15117 West 87th Street Parkway within the CP-1, Planned Neighborhood Commercial District. PL25-07F**
2. **Redevelopment Project Plan 3I for the City Center TIF District (Advent Health – Medical Office Building 2 & Parking Garage Project) – Consider making a finding that the project plan is consistent with City's Comprehensive Plan**

3. **Redevelopment Project Plan 3J for the City Center TIF District (Village at City Center North – Mixed-Use Retail & Commercial Project) – Consider making a finding that the project plan is consistent with City’s Comprehensive Plan**

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

REGULAR AGENDA

4. **Lakeview Building Renovation - Consideration of a rezoning and preliminary plan to allow Wholesale and Warehousing, General and Office uses on property located at 11217 Lakeview Avenue. (Public Hearing)**
 - a. **Consideration of a rezoning from CP-O, Planned General Office District to BP-2, Planned Manufacturing District. RZ25-02**
 - b. **Consideration of a preliminary plan to allow Wholesale and Warehousing, General and Office uses. PL25-04P**

APPLICANT PRESENTATION

Mark Morris, with Mechanical Sales Midwest, shared that the company currently operates at 11301 Strang Line Road in Lenexa. Mr. Morris stated that having been in the market for the past 12 years, the business has experienced considerable success. Currently leasing their facility, they are now exploring the opportunity to purchase a building on Lakeview Avenue to relocate and operate from that location.

STAFF PRESENTATION

David Dalecky presented the Staff Report. Mr. Dalecky stated that the request was to rezone the property located at 11217 Lakeview Avenue in the South Lake Business Park from CPO (Planned Office District) to BP-2 (Planned Manufacturing District), which is one of the two business park districts. He displayed the site location onscreen explaining it was centrally located within the South Lake Business Park, bordered by College Boulevard to the north, I-35 to the east, Renner Boulevard to the west, and extending around 113th to 116th Streets to the south. He displayed the Zoning and Future Land Use map stating that it was consistent with the area’s Future Land Use, despite the anomaly of the current CPO zoning. The site was rezoned from Business Park District to CPO in 2004, and a minimally invasive surgical hospital occupied the building with a special use permit under the CPO zoning. The property had always been designated for business park use, so the proposed rezoning aligns with the Future Land Use. He presented the 13 criteria onscreen which are standard considerations in the City’s Unified Development Code (UDC) for rezoning and special use permits. The four-acre lot with the existing one-story building is about 36,000 square feet. The applicant's proposed use would require 134 parking spaces, and the site currently has 144 spaces, which is more than sufficient. He displayed the site plan on the screen showing the parking area and several access points, two on Lakeview Boulevard, one on 113th Street, and an access easement connecting to adjacent buildings. The applicant plans to modify the building, adding two new docks at the rear (east side) of the building. Additionally, there is potential for modifications to the site’s entry points to accommodate the turning radius of semi-trucks. Any modifications required for the changes will be included in a final plan submission for further review. The parking lot may require milling and overlay, along with the necessary re-striping of parking spaces. Landscaping on the property is also in poor condition in some areas, with missing or dying plants. Any deficient landscaping will be replaced to bring the property into compliance with the approved plan. A new landscape plan will be submitted with the final plan for review. Staff recommends approval of the rezoning, and the preliminary plan as presented in the staff report. This item is scheduled to go before the city council on April 15th.

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 Wagner, and carried by a unanimous voice vote.

COMMISSION DISCUSSION

Commissioner Burson commented that the surrounding parcels were all zoned BP-2, therefore, rezoning the property to match the rest of the business park made perfect sense and he supported Staff's report.

Chairman Poss asked Staff if they knew why the site in question was rezoned as CPO. Scott McCullough replied that there appeared to be a nuance in what was being done with the hospital, or possibly some ancillary uses, which led to the need for rezoning. Mr. McCullough added that the code might have changed after the fact, which could have driven the rezoning decision. On the surface, it seemed that rezoning wasn't necessary, but the code ultimately required it in order to accommodate the hospital's use. He also clarified that the hospital use might have been allowed by right in the BP-2 zoning district at the time, but without an exhaustive review of the code from 2003 or 2023, it was unclear.

Chairman Poss agreed with Commissioner Burson that it clearly made sense to rezone the site back to its original zoning district of BP-2 and also, as mentioned in the Staff Report, the preliminary plan was a good opportunity to address some of the deferred maintenance on the property that has been happening over the years.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of rezoning the property from CP-O, Planned General Office District, to the BP-2, Planned Manufacturing District, for **11217 Lakeview Avenue** located at 11217 Lakeview Avenue.

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

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for **11217 Lakeview Avenue** located at 11217 Lakeview Avenue, for Wholesale and Warehousing, General and Office uses, with no conditions.

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

5. **Vantage at Lenexa - Consideration of a rezoning and preliminary plan for a multifamily residential development on property located approximately at the northwest corner of Prairie Star Parkway and Monticello Road. (Public Hearing)**
 - a. **Consideration of a rezoning from AG, Agricultural, R-1, Single-Family Residential and RP-3, Planned Residential (Medium-High Density) Districts to RP-4, Planned Residential (High Density) District. RZ25-01**

b. Consideration of a preliminary plan for a multifamily residential development. PL25-03P

APPLICANT PRESENTATION

Brett Mozzetti, Continental Properties, provided an overview of Continental Properties, a privately held developer, owner, and operator of multifamily communities. The company has developed over 125 communities, totaling more than 45,000 units across approximately 19 or 20 states. Mr. Mozzetti explained that what sets Continental Properties apart from other developers is that they manage all aspects of the development process, including design, construction, market research, acquisitions, and customer experience. They stated that they do not develop to sell, they develop to become a part of the fabric of the community. He noted that this project would be Continental Properties' first proposal in Kansas and the Kansas City metro area. Regarding the project site, he explained that it is located at the northwest corner of Monticello Road and Prairie Star Parkway, just east of K-7 and north of K-10. The property currently exists as a single parcel with three single-family residences, all owned by one group and currently used as rental property. He said the site is vegetated and is located just to the east of the Coon Creek Trail near the Black Hoof Park Trailhead. Approximately 60% of the site is already zoned RP-3, which permits multifamily use, while a small portion is zoned R-1, Single-Family Residential District. The remaining area is zoned Agricultural. The request is to rezone the entire property to the RP-4, Planned Residential (High Density) District, which allows up to 16 dwelling units per acre and would classify the development as high-density residential. He stated that their request aligns with the 2040 Comprehensive Plan, which designates the parcel for future high-density residential development and as part of a 2040 neighborhood node, which encourages a mix of housing types. Mr. Mozzetti discussed the outreach efforts to neighboring homeowners' associations (HOAs), adjacent to the neighborhood, including Silverleaf, Brampton West, and The Enclave at Prairie Star. He noted that efforts to meet with Manchester Park were unsuccessful because he never heard back. They did host meetings and invited HOA Board Members and Presidents of Silverleaf, Brampton West, and The Enclave at Prairie Star. At the meeting, concerns were raised about preserving vegetation and ensuring adequate setbacks from existing homes and the Coon Creek Trail. Regarding the site conditions, he explained that the property has a 70-foot grade change and the presence of easements along the eastern boundary, as well as bedrock that will require creative site planning and grading strategies. The proposed plan includes nine three-story buildings with a total of 297 units, which equates to 14.43 units per acre, below the maximum allowed by the RP-4, Planned Residential (High Density) District. The development will provide 61.2% open space, exceeding the municipal code requirements. Access to the development will be provided by two points: a right-in, right-out access from Prairie Star Parkway, with a dedicated right-turn lane, and a full access point at the future 95th Street. The developer plans to dedicate right-of-way and construct a portion of the public roadway to facilitate this access. He highlighted the proposed architectural and design features, including high-quality materials like fiber cement board siding and masonry, townhome-style buildings, attached garages, and amenities such as a clubhouse, pool, pet playground, pickleball court, and pedestrian connections to the Coon Creek Trail. He also mentioned that the units would range from one to three bedrooms, with modern in-unit features such as granite countertops, stainless steel appliances, and walk-in closets. The project aims to meet the growing demand for housing in Johnson County, driven by recent economic development in the area, including Panasonic and the Century Commerce Center. He emphasized the proposal's compliance with the comprehensive plan, its compatibility with the existing community, and its commitment to minimizing environmental impact through fewer, taller buildings, as well as the provision of public right-of-way and infrastructure improvements. In conclusion, Mr. Mozzetti stated that Continental Properties is dedicated to owning and operating the community long-term, becoming a good neighbor, and contributing to the continued growth and development of Lenexa.

STAFF PRESENTATION

Dave Dalecky presented the Staff Report for the rezoning and preliminary plan request for the Vantage at Lenexa development. This development is located at the northwest corner of Prairie Star Parkway and Monticello Road, on predominantly undeveloped land, with three rental homes currently on the site. The applicant now owns the

entire property, which is divided into three zoning districts. One of these districts, RP-3, Planned Residential (Medium-High) Density, was part of a larger zoning project from 2006 called Bristol Ridge, which has since been absorbed into the Watercrest and Watercrest South developments. The section zoned AG, Agricultural, was originally preserved for mixed use, but this designation was never formalized. The site is designated for high-density residential use on the city's Future Land Use Map, making the development appropriate for the area. The proposed development covers 20.59 acres and includes 297 units across nine buildings, resulting in a density of 14.4 units per acre, which is below the maximum allowed in the RP-4, Planned Residential (High Density) Zoning District. The Staff Report analyzes all 13 criteria for rezoning, but two specific factors were highlighted: the development's conformance to the Comprehensive Plan and its traffic impacts. The City's Future Land Use Map shows the area around the K-7 and Prairie Star Parkway intersection as intended for more intense development, with less intensive development further out, which fits the proposed development. Regarding traffic, the primary access points are from the future 95th Street, which connects to Monticello Road, and Prairie Star Parkway. These access points meet the City's traffic and fire department requirements. The site has significant grade changes, with a high point at the southeastern corner and a descending slope to the northwest, near city-owned parkland and the Coon Creek Trail. Retaining walls will be used to address the grade changes, and the buildings on the southern side will sit 10 to 18 feet lower than Monticello Street grade. The landscape plan meets the city's requirements for buffer zones along the north and east property lines, with an emphasis on tree preservation on the west side. A stormwater treatment basin will be located at the northwest corner of the site. Pedestrian connectivity is also a key feature, with sidewalks both within the site and connecting to the nearby Coon Creek Trail. The site's preliminary plan includes a plat, and the applicant has identified the need to vacate part of an old county road that exists on the property. The building elevations show a mix of traditional materials, with options for stacked stone or cementitious panels for the base of the buildings. The applicant has requested a three-foot deviation from the maximum 35-foot height limit in RP-4 zoning, which is common in multifamily developments due to modern construction techniques. Staff support the height deviation request, as the design aligns with typical multifamily construction. He stated that staff recommends approval of the rezoning from the three existing zoning districts to RP-4 and approval of the associated preliminary plan. The City Council is scheduled to consider the request at its meeting on April 15th.

PUBLIC HEARING

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

Vickie Townsley, a resident and HOA secretary of a senior housing development in The Enclaves on Chelsea Street in Lenexa, voiced several concerns that she and the HOA had that were discussed during a meeting in February. She highlighted the removal of trees and the loss of the sound barrier along K-7, which will affect the community. She also expressed worry about increased traffic in the roundabout, particularly with many students traveling to nearby schools like St. James Academy and Manchester Elementary, creating potential safety risks. She shared that a resident in Brampton West had reported a school bus being hit in the roundabout earlier this year and fears that additional lanes into the new development could make the situation worse. Another concern she raised was the potential damage to foundations caused by blasting rock during construction. A nearby neighbor had experienced damage during previous building projects, and other homes in the area had similar issues. Noise from traffic and the pickleball courts was also mentioned as a concern, as many senior residents enjoy quiet evenings on their patios. She also expressed worry over the impact on Coon Creek Trail, a popular walking area for seniors, and the surrounding wildlife. Considering these issues, she requested that the zoning remain unchanged and that the proposed apartment complex be relocated to a different urban area.

Corey Forte, a resident, noted the stark contrast between the single-family homes in the Brampton West subdivision where he lives and the proposed RP-4 zoning, which he felt was an inappropriate fit for the area, especially considering the site's terrain and environmentally sensitive areas. Mr. Forte stated that he was a civil engineer and argued that the steep grade change and the number of proposed structures on the site were not ideal, and he questioned the planning decision that allowed for such a development in this location. He also expressed concern about the impact on the nearby public park or nature trail, emphasizing that it would be better to have a lower-density development in the area. While he acknowledged that the proposed zoning matched

what had been established by Lenexa, he felt the location itself was a poor choice. He questioned the planning process that designated the land as RP-4 in the first place and expressed interest in digging deeper into that issue. He was particularly concerned about the blasting required for construction, which he believed would cause significant structural and grading challenges, especially given the shallow bedrock on the site. He also noted the environmental impact of clearing the remaining trees in the area, as many trees had already been lost due to nearby developments. He requested that a buffer, similar to the one found in the nearby Silver Leaf community, be added to help mitigate the contrast between the single-family residential area and the proposed high-density development. Lastly, Mr. Forte pointed out the discrepancy between the minor concern over a five-foot fence setback on the earlier Board of Zoning Appeals agenda and the much larger issue of a nearly 40-foot building being constructed next to single-family homes, which would block views of wildlife and trees. He objected to the development and urged further consideration of alternative uses for the land.

Chad Bowman, a resident located just south of Mr. Forte, echoed the traffic-related issues raised earlier, mentioning that his two children attend Manchester Park Elementary, which is already overcapacity with 618 students. Mr. Bowman questioned whether the community is prepared for an additional 10% enrollment increase, considering the difficulties the school faces in finding substitutes and full-time teachers. He also shared a personal experience, noting that his children were nearly on the bus involved in a recent accident. He criticized the speed and lack of proper signage around the roundabout, which he described as a dangerous blind curve, particularly for traffic coming from the east. He voiced his concerns about the impact of the development on the neighborhood's aesthetics. Living in a single-family home with a view of trees to the west, he expressed disappointment that the development was moving forward so quickly, which, had he known, might have influenced his decision to move to the area. He argued that the proposed development is the wrong approach for attracting young families to Lenexa, a city he deeply appreciates for its park system and trails. Chad was especially concerned about the proposed changes to Coon Creek Trail, where 30-foot retention walls would be built, obstructing the natural landscape and views for residents. He felt this would diminish the quality of life in the area and detract from what Lenexa offers to its residents. Additionally, he raised concerns about the traffic speed on Monticello, describing it as a "racetrack" between Prairie Star Parkway and 95th Street. He feared that adding more traffic, especially with the proposed hill, could lead to safety issues. Based on his nearly 10 years of living in the area, he requested a reconsideration of the zoning, emphasizing that the development does not seem suitable for the location.

Colleen Connor, a resident of Manchester Park, spoke on behalf of herself and other community members who could not attend the meeting. Ms. Connor urged the Planning Commission to vote against the rezoning proposal for several reasons. She and her husband moved to the area in 2009, having done their due diligence, knowing that the area would develop over time. They were aware that the region was designated for future growth, but never expected a three-story, nine-building apartment complex to be built in such a highly residential area, especially near an elementary school. She felt that this development does not align with the existing neighborhood and would disrupt the transition from single-family homes to commercial areas. She referenced the previous development proposals for the nearby Watercrest area, which included townhomes that were better suited to the neighborhood with a density of eight units per acre. She disagreed with the Staff Report that claimed the 300-unit apartment complex would fit well with the surrounding areas. She acknowledged that services like water and sewer would likely be adequate but questioned the adequacy of the local schools to support the development, particularly since Manchester Park Elementary is already the largest school in the Olathe School District and has limited capacity. Another concern she raised was the impact on the local trail system, which is highly valued by the community. Lenexa's parks and trails are a major reason why people choose to live there, and she pointed out that the proposed buildings would be towering over the trail, creating an unpleasant and overwhelming environment for those who use it regularly. She suggested that the Planning Commission consider lowering the building heights and increasing the tree buffer between the development and the trail to preserve the natural space and make for a smoother transition from the residential area to the commercial zone. She concluded by expressing her belief that while Lenexa does need development, apartment complexes should be located in more appropriate areas such as along major highways, not in residential neighborhoods. She strongly urged the commission to vote no on the rezoning.

Steve Fones, a resident of Manchester Park since 2001, shared his long-standing affection for Lenexa, referencing his memories from the 70s and 80s, and highlighted the special nature of the community. Mr. Fones mentioned that the community outreach had failed to reach Manchester Park Elementary, as he spoke with the school's principal, who was unaware of the project. He expressed concern about the impact the development would have on an already overburdened elementary school, especially given that the Olathe School District has sold all its property in Lenexa and is focused on properties it owns elsewhere. He agreed with others who noted the stark contrast between the proposed apartment complex and the surrounding residential areas. He felt the apartments would disrupt the character of the neighborhood and should be replaced with a development more in line with the single-family homes in the area, suggesting that a buffer should be created to reduce the contrast. Additionally, he raised concerns about the company behind the development, citing a quick online search that revealed over 40 one-star reviews, raising doubts about their property management. He emphasized that while he is not opposed to apartments, he believes this development is not suitable for the area. He concluded by urging the commission to vote no on the rezoning.

Jeannette Duwe, a resident, expressed her shock at not having received any outreach or communication from the developers, especially considering her property directly backs up to Monticello Road, near the roundabout. Ms. Duwe was disturbed that the company claimed to want to be part of the community but did not make an effort to contact her or address her concerns. She spoke concerning the ongoing traffic issues in the area, particularly the noise from vehicles speeding through the roundabout and modified cars on Prairie Star Parkway. She also feared that the addition of 300 new dwellings would significantly worsen these traffic problems and lead to even more road trips and congestion. She emphasized the mismatch between the proposed development and the existing community, stating that something like the nearby townhomes in Sun Ridge Canyon would be a much better fit for the area. She expressed concern that high-density, multifamily developments could bring increased noise, a transient population, and potential crime, all of which could negatively affect the safety and community feel of the area, especially near the trail system. As a mother, she placed great value on Lenexa's safety, which she feared could be compromised by the development. She concluded by urging the commission to vote against the rezoning, stressing that Lenexa's special character could be lost if the area became overdeveloped.

Alissa Smith, who resides in the Silver Leaf community, shared her concerns about the proposed development. Ms. Smith commented on the ongoing traffic issues, particularly around the roundabout, and mentioned that as a runner, she has almost been hit multiple times while crossing there. She noted that with the proposed development, people coming from the east would have to navigate the roundabout to enter the community, as there would be no direct access from the east side. She also raised concerns about the impact on the 2040 Comprehensive Plan, referencing recent developments like Copper Creek on Woodsonia Drive that have already increased density in the area. She suggested that the continued rezoning of these areas might require a reevaluation of the plan as a whole, rather than just focusing on individual rezoning requests. She also echoed the concerns of others at the meeting and urged the Commission to vote no on the rezoning proposal.

Abby Doyle, emphasized the significant negative impact the proposed project would have on the lake and surrounding trails, particularly the loss of native trees and wildlife, which would reduce the area's beauty. Ms. Doyle mentioned how the park is a valuable resource not only for the adjacent neighborhoods but also for residents across Lenexa and even Kansas City, noting that the development could change the visitor experience and potentially reduce usage over time. She urged the decision-makers to vote against the proposed rezoning to preserve the natural charm of the area.

Robert Graham Jr., who lives directly across from the proposed apartment complex on Monticello Road, expressed his concerns about the significant changes the development would bring to the area. Having lived in the neighborhood since the early 1970s, he has witnessed extensive changes in Lenexa and is worried about the additional strain a large apartment complex would place on local traffic. He described the current traffic situation as problematic, with speeding and frequent accidents, particularly around a nearby roundabout. He also voiced concerns about the potential need for blasting to prepare the site, citing past experiences with construction near his property, where blasting caused severe foundation damage to a house he had lived in. While he

acknowledged the apartment complex looked nice, he felt it was not a suitable fit for the area and would disrupt the neighborhood. As a result, he opposed the proposed development.

Mike Feller, a resident of Lenexa since 1997, shared his concerns about the rapid growth of apartment developments in the city. Mr. Feller commented that 28 years ago, over three-quarters of Lenexa's housing was single-family homes, but with the increasing number of apartment developments, he believed that the proportion of single-family homes would soon drop below half for the first time in the city's history. He expressed frustration with what he perceived as the city prioritizing commercial developers' interests over those of taxpaying citizens. He pointed out that developers had received significant tax incentives, including over \$750 million for various projects, while single-family housing developers received no such benefits. He also raised concerns about the impact of new apartment units on local services like schools, police, and fire, noting that apartment complexes do not pay local property taxes, placing the financial burden on homeowners. He then questioned whether the proposed development was in a Tax Increment Financing (TIF) district and whether the developer would be receiving any tax incentives. He mentioned that several months ago, two members of the City Council and staff met with a large group, including the director of the Kansas City Metro Home Builders Association, to discuss affordable housing concerns in our area. He went on further to state that while affordable housing problems are not unique to Lenexa, it is, we found out, worse here than in neighboring cities, and it's because there's some underlying policies, actions, and inactions by the city and county that are significantly contributing to the problem, one of which is zoning. He then accused the development of violating the city's zoning policies, as the proposed development did not seem to meet the typical criteria for apartment complexes in the area. Lastly, he raised concerns about the developer's registration status with the Kansas Secretary of State, asking for clarification before any votes on the development were held. Chairman Poss responded that status of the applicant's business license had no bearing on the land use decision that was being discussed.

Brooklyn Gaupp expressed concerns about the proposed development due to its proximity to her home. She said that many families in her neighborhood have children who play outside, and she worried that increased traffic from the development would create safety risks for her and the other kids. She also agreed with previous concerns that were raised about the strain on local schools, noting that there is already not enough capacity for more residents in the area.

Steve Wirtz, a resident of Overland Park, shared concerns about how decisions made in surrounding communities, including Lenexa, Shawnee, Olathe, and Gardner, were negatively impacting his property values and quality of life. Mr. Wirtz mentioned that property taxes in Johnson County have been rising three times the rate of inflation in recent years, which is becoming a growing concern for his family. As the CFO of his household, he worried about the financial burden of these increases, especially since they are looking to potentially pass their home down to one of their children. He also expressed frustration that apartment complexes, which don't pay into the local property tax base, are contributing to these issues. He felt that the surrounding areas, including Overland Park, were experiencing similar problems. He urged the city to consider whether residents in new developments, particularly renters, would be contributing to the community's services, such as schools and public services, before proceeding with such projects.

Gaylene Van Horn, a resident, expressed significant concerns about the proposed apartment development. Ms. Van Horn questioned the affordability of the project, particularly for individuals or seniors living on limited incomes, such as those relying on social security or pensions, given the high-income threshold of \$168,000 for some of the units. She inquired about the proposed rental costs for various apartment sizes and whether they would truly serve those in need of affordable housing. She also pointed out the severe lack of affordable single-family homes in Lenexa, referencing a Johnson County report that showed only one home under \$150,000 available in the area. She argued that this site could be better used for small to mid-size single-family homes, which she believes are desperately needed. She noted that many people, including seniors and young adults, prefer to buy homes rather than live in apartments and are therefore moving to other areas like Gardner, Platte City, and Spring Hill, where smaller, more affordable homes are being built. She expressed skepticism about the claim that the proposed apartments would blend seamlessly into the existing residential area, pointing out that the character of the neighborhood would not be positively impacted by the development. She also questioned

the need for additional apartment units in Lenexa, citing the large number of existing, under-construction, and planned apartments in the city. She asked for clarification on how this new development would truly provide housing that doesn't already exist and how it would support the local workforce. Further, Ms. Van Horn raised concerns about the potential financial impact on the community, asking whether the developer would be responsible for contributing to the funding of necessary infrastructure, including first responders, schools, and other services. She also requested details on the expected property taxes for the development and whether any tax incentives or abatements were being offered to the developer. In conclusion, she strongly opposed the proposed apartment complex.

Daniel J. Browne, a resident, expressed his strong opposition to the proposed apartment development. Mr. Browne acknowledged that high-density housing typically leads to increased traffic but emphasized that this development would dramatically escalate traffic in a short period. He sought clarification on the differences between various zoning designations, noting that RP-4 allows for 16 dwelling units per acre, which would represent a significant change in the area compared to existing zoning. He pointed out that the surrounding neighborhoods are predominantly R-1, except for the Sunridge Canyon area, and he believed that placing an RP-4 development directly across from R-1 zoning would drastically alter the character of the neighborhood. He suggested that a more transitional type of housing would be more appropriate for the area. While he recognized the need for different housing densities, he argued that such a dramatic shift in zoning could be harmful to the character of the neighborhood. As the president of the Manchester Park Homeowners Association for over two years, he also mentioned that he had not been contacted by Mr. Mozzetti regarding the development, and he only became aware of the meeting after noticing a sign along Prairie Star Parkway. He strongly opposed the rezoning and urged the commissioners to reconsider and not approve the proposal.

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 asked Tim Collins, the Engineering and Construction Services Administrator, if he could address the traffic issues raised by the residents during the hearing. Mr. Collins responded that Steve Schooley, the Traffic Manager, was involved in the review and had not identified any issues. He added that the arterial roadways that are currently constructed are capable of handling the increased traffic. Chairman Poss expressed sympathy for the residents' concerns about safety, especially near roundabouts, but acknowledged that people sometimes drive recklessly. However, he noted that on the western side of Prairie Star Parkway, increased traffic appeared to have made drivers more cautious, which seemed to have slowed down speeding. Mr. Collins agreed that this seemed to be the case, although he could not confirm it as an engineer. He further commented that it appeared to be more of an enforcement issue that needed to be addressed.

Chairman Poss asked Mr. Mozzetti to address the issue raised by residents that concerned blasting and rock removal. Mr. Mozzetti explained that a geotechnical report had been conducted, which involved taking over 65 borings across the entire site. He noted that the shallowest bedrock was found in the northwest corner, near the Cliffs of Watercrest, and less shallow rock around Monticello Road in the southeast corner. They expect the northwest quadrant of the site to be the fill condition, where no blasting was expected and they would be adding dirt to that section to support the infrastructure. In contrast, the southeast corner had deeper bedrock, ranging from 4 to 24 feet below the current grade. They would not know for certain whether rock could be scraped away or blasting would be necessary until construction begins. He stated that some minor blasting might occur during site preparation to reach the required elevations, especially for utility trenching. He also confirmed that the geotechnical report indicated the presence of both shale and limestone bedrock, with varying depth and location.

Chairman Poss asked staff for further information. Butch Diekemper, Fire Marshal for the Lenexa Fire Department, explained that blasting in Lenexa is highly regulated, with the city issuing between three to five blasting permits per year. Due to the area's rock shelf, many permits are issued for developments like the one being discussed. The city's restrictions on seismic movement during blasting are much stricter than industry

standards, being 100 times higher than what is typically allowed. These regulations were set by the governing body years ago and have remained unchanged. Additionally, the city requires that homes within certain distances (500 to 1,000 feet) of blasting sites undergo surveys, though homeowners have the option to opt out. He also noted that the city has not been made aware of any complaints regarding blasting, and while the city does not intervene in litigation between homeowners and blasters over issues like cracked basements, the survey provisions are in place to protect homeowners if they choose to take advantage of them. He explained that, according to current city regulations, blasting in Lenexa is permitted from 8:00 AM to 4:00 PM. After 4:00 PM, blasting is not allowed. While the city is reviewing some of the related codes, Mr. Diekemper did not anticipate any changes to this policy at this time.

Chairman Poss asked, though he noted it was not relevant to the application, whether the site in question lies within a TIF (Tax Increment Financing) District. Scott McCullough replied that any request for tax incentives goes to the Governing Body, not the Planning Commission therefore, the narrower focus is on land use criteria of the code tonight. Mr. McCullough added that the city has provided incentives to a few apartment complexes that have been in areas where the city wants to incentivize the development and activities. He went on to say that outside of places like City Center where TIF Districts occur, apartment developments do not generally receive tax incentives. There have been a few that have received incentives, but generally, even they will pay taxes. It has not been in the form of complete tax abatement and apartment complexes absolutely pay property taxes.

Chairman Poss addressed the comments raised concerning the possible crowding of schools and said that although he is sympathetic, that issue is not under the Commission's purview. School Districts have access to all the Planning Commission's information that is made public, including future land use, and how the city will plan for the area to develop. The districts may review the information whenever they deem necessary for the students in their district.

Chairman Poss asked Scott McCullough if the Future Land Use for the site in question had changed with the recent Comprehensive Plan update. Mr. McCullough began by reminding everyone that the city went through a yearlong process that ended last summer with the Comprehensive Plan that involved widespread public notice. As he looked at the information, he stated that on digital page 27 of the Comprehensive Plan the areas of change map denotes that this was a parcel that did not change its land use classification. It was high density at the time the plan was being revised and it carried forward with the new plan.

Commissioner Horine asked if this area did not change during the last plan, when the previous Comprehensive Plan was adopted. Mr. McCullough replied that it was adopted in 2016. Commissioner Horine asked if the Comprehensive Plan is reviewed approximately every 10 years. Mr. McCullough was not sure if that was the practice but that 2016 was the last major review, so it would have been classified for high density in 2016.

Commissioner Horine asked why the entrance to the development from Prairie Star Parkway is a right in, right out only. He said that when the bridge was built an extra lane was provided on the eastbound bridge specifically to accommodate a left turn lane. Tim Collins replied that as they were going through the review process with the development team, a full access entrance was proposed but the entrance would have been closer to the bridges on Prairie Star Parkway. However, the development team determined that this location was not ideal for them. Their analysis of the site's grades, bedrock conditions, and the placement of their buildings made it difficult to make a full access entrance work in that area. As a result, they opted to proceed with the "right in, right out" access point in the location they preferred. Commissioner Horine responded that their option to provide a left turn lane from eastbound Prairie Star Parkway from K-7 would have aided traffic flow. He then addressed the applicant's deviation request saying that it has been considered multiple times and discussed extensively, and he has no objections to their request. He went on further to state that the development proposal aligns with what was envisioned in the Comprehensive Plan. The developers are adhering to the goals set out in the plan and are doing a good job of ensuring the project stays within the intended parameters. While it's acknowledged that trees will be lost and wildlife will be displaced, this is a natural consequence of development as it moves east, west, north, and south. This pattern of impact has been a part of development for as long as anyone can

remember. Therefore, he is in favor of the proposed plan and believes the deviation is reasonable given the circumstances.

Commissioner Harber shared that he is a 54-year resident of Lenexa where his neighborhoods were Whispering Hills, Hirning Woods, Hidden Valley and Mill Creek Farms. He recalled that their neighbors once opposed significant changes, including the widening of 87th Street, the expansion of Woodland into Olathe, and even the construction of K-10. While these developments were initially viewed as detrimental, over time they became part of the area's growth and were eventually seen as positive. Commissioner Harber pointed out that the Comprehensive Plan was intentionally designed to accommodate density in specific areas, and the plan's execution is consistent with that vision, also supporting the project.

Commissioner Dharod asked if the rezoning of the property were approved, would there still be aspects of the development that would require additional approvals at various checkpoints throughout the development phase. He also inquired if the approval would bind the city to the entire development plan that was presented or if certain aspects of the plan could still be subject to review and approval during the development process. Scott McCullough responded that this is the first step in the entitlement process, but if the preliminary plan is submitted and approved, the final plan will need to basically reflect the preliminary plan to a high degree. If it were to change to any significant degree, they may need to resubmit a new preliminary plan. Once the preliminary plan is approved at the City Council stage, that provides the entitlement for the applicant to move to the next step, which is the final plan and final plat. They could then proceed with the building permits and site development permits, then all the technical work that goes into the development of the property will begin.

Commissioner Dharod asked if the Board was just focusing on the rezoning aspect of the application. Mr. McCullough replied that the Board is recommending both the rezoning and preliminary plan/preliminary plat to the City Council with the Board's action today.

Commissioner Dharod agreed with earlier comments that rezoning to RP-4, Planned Residential (High-Density) District, aligns with many of the goals and visions established for the future of Lenexa. Hopefully, all the concerns will be further considered and addressed as the development moves forward. Based on this, he is in favor of approving the rezoning.

Commissioner Wagner stated that the discussion is not about changing the Comprehensive Plan, and that the proposal aligns with the intended use for this general space. However, she expressed a desire to see more details regarding the buffering, particularly on the north side of the property, where it abuts residential backyards. She would like to know the plan for maintaining some of the existing vegetation or what measures can be taken to improve the buffering and help ease the transition into that space. Regarding the height, Commissioner Wagner noted that the proposed development generally falls within the guidelines of other RP-4 areas and makes sense overall. However, she pointed out that the section cut showing Building 7's height in relation to the retaining wall and property line appears quite drastic. She questioned whether this steep retaining wall, especially with such a tall building, has been seen in other developments. Commissioner Wagner emphasized the need to consider whether this design makes the most sense given the planned elevation and overall build-out height.

Commissioner Burson commented that when it comes to public comments on development, particularly in western Lenexa, there is often opposition due to concerns about cutting down trees and disturbing wildlife. He pointed out that many areas now developed were once home to trees, turkeys, and deer, and that every parcel in the city is owned by someone who has the right to use it for its intended purpose, just like the residents who live nearby. He emphasized that the focus should not be on emotional reactions to development but rather on the Comprehensive Plan, in which he had been involved for several years. Commissioner Burson explained that the Comprehensive Plan was shaped by input from both developers and residents, ensuring that it was a balanced approach to the future of Lenexa. He shared that there had been complaints about tall buildings near trails and other developments. He referenced the Watercrest development on Renner Boulevard between 87th and 79th Street, which was initially met with concerns about density and height deviations. After seeing the completed project, it now fits seamlessly into the neighborhood.

Commissioner Jamison expressed some concerns after reviewing the report multiple times. His first concern was regarding the access points for the development. He clarified that there would be no access from Monticello and asked if the access would be off 95th Street, similar to driving down Lone Elm, taking a left onto 95th, and then using the roundabout. He questioned whether this aspect of the development had been sufficiently discussed, as he felt it might add a significant element to the project that hadn't been fully considered by the developer. Regarding the building height, Commissioner Jamison mentioned that Mr. Mozzetti had mentioned nine buildings at 38 feet in height, and he asked what the impact would be on the number of buildings if the height were reduced to 35 feet. He was curious whether a reduction in building height would affect visibility and whether the developer had considered this aspect. Mr. Mozzetti responded that the proposal includes only two access points: a right-in, right-out access from Prairie Star Parkway, and a secondary access point from 95th Street, which would be extended west from the existing roundabout on Monticello. He explained that due to the elevation changes on the site, full access from Prairie Star Parkway would be problematic and infeasible, so the proposed access points were a more suitable option. As for the building height, he explained that reducing the height to 35 feet would substantially reduce the unit count, as it would be difficult to achieve three-story buildings at that height with modern construction methods.

Commissioner Jamison also reflected on the growth of Lenexa over the past 23 years, acknowledging that with change comes opportunity. He shared that while he wasn't entirely on board with the project due to some lingering questions, he recognized the importance of continued development in making the city a place for families and individuals to raise their families and build careers. He expressed confidence in the city's staff and their ability to make the right decisions for the community but emphasized the importance of considering all the citizens' concerns during the process. He expressed support for the rezoning but asked that the feedback from the citizens be understood and considered moving forward.

Commissioner Katterhenry mentioned that when the new Advent hospital was being developed, there were concerns about its impact, but the presence of trees along the trail has helped minimize the visual effect. He said that the hospital is not very visible from the trail, and the houses in the neighborhood are located on the other side. Surprisingly, the hospital's presence has not been as disruptive as initially anticipated. He also pointed out that across Renner Boulevard from the neighborhood is the Watercrest development, which consists of five or six-story apartment complexes. Despite initial concerns, the impact of these buildings has not been significant to that neighborhood either. Regarding the rezoning proposal, he could not oppose the Comprehensive Plan, as it has been in place and allocated for this type of development. He commented that he was not entirely in favor of the apartment density in Lenexa, the need for higher-density housing near highways, rather than single-family homes, has driven the decisions. He mentioned his support for transitional elements wherever possible but felt that in this case, the three-story buildings are not far off from the two-story homes across the street. He said he did not see a strong reason to oppose the proposal in this regard.

Chairman Poss shared that during his analysis of the project, the first thing he reviewed was the Future Land Use Map. He stated that the area is designated for High-density development, which aligns with the nature of the proposed project. As he went through the golden criteria, he found nothing that would change his opinion in favor of the project. He pointed out that the applicant's proposal fits the vision for the area. He said there were no requests for setback deviations, and in fact, the applicant had increased the distance between the single-family homes and the proposed development to create more separation. He also mentioned that the green space in the project met the requirements, with only a 1% difference from the minimum required, still exceeding the standards for an RP-4 development. Chairman Poss stated that based on his review of the golden criteria and the alignment of the project with the future land use map and comprehensive plan, he saw no reason to deny the application. The project was exactly what had been envisioned for the area's development.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** to rezone property from AG, Agricultural, R-1, Single-Family Residential, and the RP-3, Planned Residential Medium High-Density districts to the RP-4,

Planned Residential High-Density District for **Vantage at Lenexa** located at the northwest corner of Prairie Star Parkway and Monticello Road.

Moved by Commissioner Jamison, 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 **Vantage at Lenexa** located at the northwest corner of Prairie Star Parkway and Monticello Road for a multifamily development with the following deviation:

1. 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.

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

STAFF REPORT

No announcements from Staff.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 9:42 p.m. on Monday, March 31, 2025.