

CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, June 2, 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
Commissioner David Woolf

COMMISSIONERS ABSENT

None

STAFF PRESENT

Scott McCullough, Director of Community Development
Stephanie Sullivan, Planning Manager
Tim Collins, Engineering Construction Services Administrator
Steven Shrout, Assistant City Attorney
David Dalecky, Planner II
Jessica Lemanski, Planner II
James Molloy, Planner II
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the May 5, 2025 meeting were presented for approval. Hearing no changes or corrections to the minutes of the regular meeting, Chairman Poss entertained a motion to **APPROVE** the minutes as written. Moved by Commissioner Horine, seconded by Commissioner Katterhenry, and **APPROVED** by a majority voice vote.

CONSENT AGENDA

1. **Retail Old Town Lenexa - Consideration of a final plan and final plat for construction of a 5,200 square-foot retail/commercial building on property located at 9213 Pflumm Road within the HBD, Planned Historic Business District. PL25-09F, PT25-06F**
2. **Lenexa City Center North Village Townhomes - Consideration of a final plan for a multifamily development on property located at 8601 Penrose Lane within the CC, Planned City Center District. PL25-11F**
3. **Quivira Square Shopping Center - Consideration of a revised final plan for a multitenant commercial development on property located at 7820 Quivira Road within the CP-1, Planned Neighborhood Commercial District. PL25-06FR**
4. **City Center Lenexa Replat of Lot 6 & Lot 7 - Consideration of two final plats to replat existing mixed-use developments into condominium units on property located at 8703 Penrose Lane and 8801 Penrose Lane in the CC, Planned City Center District. PT25-07F, PT25-08F**
5. **Mize Hill Lot 32 Setback Deviation - Consideration of a deviation from the required street side setback for construction of a duplex at 25037 W. 94th Terrace in the RP-2, Residential Planned Intermediate Density District. DV25-03**

Chairman Poss entertained a motion to APPROVE Consent Agenda Items one through five. Moved by Commissioner Harber, seconded by Commissioner Burson, and carried by a unanimous voice vote.

REGULAR AGENDA

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

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

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

7. **The Chapel KC - Consideration of a special use permit for a church/place of worship use on property located at 11221 Strang Line Road in the BP-1, Planned Business Park District. SU25-06 (Public Hearing).**

APPLICANT PRESENTATION

Prescott Dean, representing MDC Inc. on behalf of the property owner and applicant, stated that the space in question has historically been used under special use permits, serving various purposes

including two previous churches and a dance studio. He confirmed that there have been no changes made to the physical space and noted that the most recent tenant was a church known as Real Church. Mr. Dean said that Chapel KC is the current church seeking a new special use permit to continue similar use of the space.

STAFF PRESENTATION

James Molloy presented the Staff Report. He provided an overview of the special use permit request for a church or place of worship within a multitenant office and warehouse building located in the BP-1, Planned Business Park Zoning District. The property sits at the far southeast corner of the city, near the Lenexa-Olathe City limits along Strang Line Road, just south of College Boulevard. The site was previously occupied by Real Church KC, and the new applicant, The Chapel KC, plans to relocate there from its current location at Kansas Christian College in Overland Park. Mr. Molloy noted that the surrounding zoning includes a mix of business park, office, and residential areas, with similar land use patterns reflected in the Future Land Use Map. The church will occupy approximately 6,000 square feet across three tenant spaces in the building. Their average Sunday attendance is between 125 and 150 people, with seating for up to 250. Services and activities will take place on Sundays from 8:00 a.m. to 1:00 p.m., and weeknight events are planned from 6:00 to 9:00 p.m. He emphasized that parking is shared among all tenants, with 154 total spaces on site. The church is expected to use 84 of those spaces. Notably, all tenants except one, Golf MD, are closed by 7:00 p.m. on weekdays and are not open on weekends, minimizing potential parking and traffic conflicts. Overall, there is a slight surplus of two parking spaces when considering all uses. Staff found no anticipated issues related to parking or traffic and recommended approval of the special use permit for a five-year term. The application will go before the Governing Body on June 17th.

Chairman Poss asked if Staff was aware of any issues that may have arisen from the previous tenant since it was the same type of use. Mr. Molloy replied that Staff is not aware of any issues regarding noise, parking, or anything else with the previous tenant.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Burson, seconded by Commissioner Woolf, and carried by a unanimous voice vote.

PLANNING COMMISSION DISCUSSION

Commissioner Dharod inquired about a note indicating that the congregation anticipates growing to around 500 people in the coming years, approximately double its current size. He asked whether this projected growth was considered during the parking and occupancy analyses conducted for the special use permit. Mr. Molloy replied that the parking and occupancy analyses were based on the church's current attendance levels. He acknowledged that the tenant space can accommodate up to approximately 400 people, but the evaluations did not factor in the full anticipated growth to 500 attendees. He further stated that there would be sufficient on-site parking available. However, it's important to note that individual uses within the site may not have dedicated parking spaces. Even if the congregation were to double in size, there would still be approximately enough parking spaces to accommodate that growth. That said, our parking calculations are based on the number of seats anticipated in the congregation, which is currently estimated at approximately 250. If the size of the congregation increases significantly beyond that number, we would likely need to return to the Commission to re-evaluate the parking requirements. Scott McCullough stated that from a process standpoint, if the congregation needed to expand into a larger portion of the building, they would be required to revise the special use permit. That expansion would likely result in some parking being

reallocated from one use to another. There are mechanisms in place to evaluate that scenario, but ultimately, our review would be based on the actual parking and space needs at that time. It's also possible that, if the congregation were to truly double in size, they could outgrow this location entirely and need to relocate. Prescott Dean said they have already discussed this with the applicant. If the congregation grows, their plan is to add additional service times rather than expand physically within the building. This approach would allow them to remain within the parameters of the existing special use permit. So, at this point, it shouldn't present an issue.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of SU25-06 – a special use permit for a *church or place of worship* use for The Chapel KC at 11221 Strang Line Road, for a period of five years with no conditions.

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

8. Stay Smiling Orthodontics - Consideration of a special use permit for a medical/dental clinic use on property located at 8706 Bourgade Avenue in the NP-O, Planned Neighborhood Office District. SU25-07 (Public Hearing)

APPLICANT PRESENTATION

Dr. Jay Joshi, an orthodontist and owner of Stay Smiling Orthodontics, addressed the Commission. Dr. Joshi noted that he has been serving the Lenexa community since 2016, initially as an employee at a dental clinic in the area. He is now seeking to open his own practice at 8706 Bourgade Avenue. Dr. Joshi emphasized that his mission goes beyond providing orthodontic care; he aims to be a positive contributor to the community by helping to shape the children who will become future citizens.

STAFF PRESENTATION

David Dalecky presented the Staff Report, which was a request for a special use permit for a dental clinic located at 8706 Bourgade Avenue, located within the multitenant building of 8700 Bourgade Avenue. Mr. Dalecky provided an aerial image showing the location of the site in question. The building contains five tenant spaces, and the applicant, Stay Smiling Orthodontics, proposes to occupy a 2,200 square foot suite on the western side of the building. The property is zoned NP-O, Planned Neighborhood Office District, which allows for lower-intensity office uses. Because medical and dental clinics are considered slightly more intensive than standard office uses, a special use permit is required. He noted that two existing dental clinics, Jenkins Dentistry and Foundation Periodontics, already operate in the building. Including Stay Smiling Orthodontics, this would be the third dental office in the same structure. He explained that Staff had reviewed the proposal using the City's 13 criteria for special use permits, with particular attention given to potential traffic and parking impacts. Based on current office use parking ratios, the site provides sufficient parking, and no negative traffic impacts are anticipated. He added that the site fronts an arterial street and is served by Bourgade Avenue, a local street with access to surrounding commercial properties, making it an appropriate location for the proposed use. Since similar clinics already operate from the building, Staff did not expect the new orthodontic office to significantly intensify the use of the site. Staff recommended approval of the special use permit for a term of five years. The application is scheduled to go before the City Council on June 17th.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Jamison, seconded by Commissioner Burson, and carried by a unanimous voice vote.

PLANNING COMMISSION DISCUSSION

Chairman Poss commented that special use permits are typically straightforward and granted for a specific duration and if the permit conditions are violated, the permit can be revoked at any time during its term. However, it is rare for a special use permit to be revoked and did not anticipate any issues going forward.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of SU25-07 – a special use permit for a medical or dental clinic use for **Stay Smiling Orthodontics** at 8706 Bourgade Avenue for a period of five years.

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

9. **Solera - Consideration of a rezoning, concept plan, and preliminary plan for a retail, multifamily, and duplex development located on property near the southeast corner of Prairie Star Parkway & K-7 Highway. (Public Hearing)**
 - a. **Consideration of a rezoning from the AG, Agricultural District and the CP-3, Planned Regional Commercial District to the RP-2, Residential Planned (Intermediate-Density) District and the RP-4, Residential Planned (High-Density) District to allow for a multifamily residential development. RZ25-05**
 - b. **Consideration of a concept plan for a retail/commercial development in the CP-3, Planned Regional Commercial District. PL25-03CP**
 - c. **Consideration of a preliminary plan for a duplex and multifamily residential development within the RP-2, Residential Planned (Intermediate-Density) and RP-4, Residential Planned (High-Density) Districts. PL25-09P**

APPLICANT PRESENTATION

Kevin Tubbesing of STAG Commercial stated that the project was a \$200 million-plus mixed-use, grocery anchored project. Mr. Tubbesing explained that the 22-acre site will include commercial space alongside a variety of residential options, providing diverse housing choices for recent college graduates and others in the community. The project will include over \$7 million in public improvements. He agreed with Staff's recommendations and requirements.

STAFF PRESENTATION

David Dalecky presented the Staff Report for a proposed development located at the southeast corner of the Prairie Star Parkway and K-7 Highway interchange, in the western portion of the city. The site is currently undeveloped and includes areas zoned CP-3, Planned Regional Commercial District, and AG, Agricultural District. Originally approved in 2007 for a large-scale commercial project featuring big-box retail and additional retail components, the site has remained vacant as that development never

materialized. The new development proposal consists of four primary components: a commercial area that will retain its CP-3 zoning, and three residential components—apartments, townhomes, and duplexes. The commercial concept plan includes approximately 116,000 square feet of retail space, potentially anchored by a medium-sized tenant such as a grocery store.

The residential components include:

- Apartments: 324 units at a density of 15.87 units per acre, just under the RP-4 zoning limit of 16 units per acre.
- Townhomes: Proposed at 5.9 units per acre.
- Duplexes: Proposed at 4.32 units per acre.

Mr. Dalecky mentioned in addition to land use, the development includes significant public infrastructure improvements. These include the extension of Woodsonia Drive through the site and the construction of a new east-west arterial street, likely to be named 99th Street. This street will connect to Monticello Terrace and serve as a secondary access point. A temporary connection will be made to Monticello Terrace within the KDOT right-of-way along K-7 Highway. As part of the site development, the section of Monticello Terrace that runs along the west boundary of the property, north of the new intersection and connecting to Prairie Star Parkway, is expected to be removed by the applicant. As development advances and roadway connections become necessary, permanent infrastructure will be established. An image shared during the presentation showed two access points highlighted in red: one aligned with Woodsonia Drive and the other representing the future east-west arterial street connecting to Monticello Terrace. Currently, Monticello Terrace extends south and east from that point. The image also included a portion of the City's Transportation Plan, part of the Comprehensive Plan, which depicts street alignments that closely mirror those proposed by the applicant. It also shows two planned future interchange locations along K-10 Highway: one at Lone Elm Road and another at Clare Road.

Mr. Dalecky noted the apartment buildings are three stories tall, featuring a combination of brick, lap siding, metal railings, and pitched roofs with asphalt shingles. The townhomes and duplexes use similar materials, with stone front façades and lap siding on the remaining elevations. Retail elevations were not included in the concept plan, which is typical and not required at this stage. Planning staff support the preliminary residential designs and will continue working with the applicant to refine architectural elements, such as extending masonry materials alongside façades and adding further design articulation.

Mr. Dalecky explained the applicant's three deviation requests as part of the preliminary plan:

- Lot Width Reduction – For 23 duplex lots in the RP-2 zone, proposing widths between 70 and 80 feet, the lots will still comply with required side yard setbacks.
- Freeway Setback Encroachment – For parking areas and buildings, with one apartment building encroaching more so than the others, into the 100-foot setback along K-7 Highway. However, a substantial buffer exists due to the Monticello Terrace frontage road and wide right-of-way.
- Building Height Increase – A request for a 6-foot, 4-inch height deviation to allow all eight apartment buildings to reach 41 feet, 4 inches, exceeding the RP-4 height limit of 35 feet.

Staff supports all three deviation requests. The proposed development is consistent with the Future Land Use designations in the City's Comprehensive Plan. David Dalecky also noted the 13 criteria that the Planning Commission must consider when evaluating rezoning applications. Based on these findings, Staff recommends approval of the rezoning request, the concept plan, and the preliminary plan for both the residential and retail components. This item is scheduled for City Council consideration at the June 17th meeting.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing.

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

PLANNING COMMISSION DISCUSSION

Chairman Poss asked for clarification regarding the 100-foot freeway setback, noting that in past cases, encroachments have typically involved only parking areas, never an actual building within the setback. He acknowledged that, in this case, the presence of the Monticello Terrace frontage road appears to be affecting how the setback is measured. He then asked for confirmation that, once the frontage road is vacated in the future, the site would still have sufficient space to meet the 100-foot setback requirement, implying that the current encroachment would no longer be an issue. David Dalecky said there have been previous instances where buildings have encroached into the 100-foot freeway setback. He noted that in recent years, the City's general approach has been to minimize such encroachments as much as possible. However, there have been cases where a building corner or a small portion extended into the setback by 20 to 25 feet. Mr. Dalecky emphasized that minor encroachments are typically not a major concern. However, in this case, the one proposed apartment building which extends approximately 60 feet into the setback, meaning it would be only 40 feet from the property line, which is more significant than the other buildings. He acknowledged that if the existing frontage road (Monticello Terrace) and the wider-than-usual right-of-way were not present, such an encroachment would likely be considered far less acceptable.

Commissioner Horine asked the applicant whether the proposed duplexes and townhomes would be for sale or for lease. Kevin Tubbesing confirmed that all units are intended to be for lease. Commissioner Horine then inquired about whether a phased construction plan had been established. Mr. Tubbesing stated that no phasing plan currently exists. Commissioner Horine noted that the staff report specifies that both Woodsonia Drive and the new east-west arterial street must be constructed at the onset of development. Mr. Tubbesing agreed, confirming that the full length of Woodsonia, from Prairie Star Parkway to the south and the new arterial street, will be built at the start of construction. Commissioner Horine noted that the staff report references the future east-west road, likely to be named 99th Street, which is planned to eventually cross over K-7 Highway when surrounding development warrants it. He asked who would be responsible for funding the construction of that future bridge or crossing. Tim Collins responded that it would most likely be the City.

Referring to the current renderings, Commissioner Horine observed that the duplexes and townhomes appeared to be shown in a uniform color scheme, similar to the apartment buildings. He asked whether all units would, in fact, be the same color, or if there would be variation in the final design. Mr. Tubbesing responded that while the basic design and structural elements, such as the decks, are largely finalized, certain architectural details, like how far the stone wraps around building corners or the specific shade of limestone (which aligns with Lenexa's native rock), may still be refined. However, the final color schemes for the buildings have not yet been determined. Mr. Tubbesing wanted to reiterate that approving the setback deviation also means the frontage road must be removed, as both actions are tied together. While the road will be eliminated, KDOT will retain the right-of-way, as they do not vacate such property.

Commissioner Burson noted that KDOT typically never gives up right-of-way, even though they may allow improvements or removals within it. He observed that the frontage road appears to curve, and the development seems to occur within that curve. He questioned whether KDOT still holds the right-of-way if the frontage road is theirs. He also began to ask for clarification from Staff regarding the existing road

connection to Prairie Star Parkway. Mr. Tubbesing confirmed that the portion in question is owned by the City of Lenexa. Commissioner Burson asked whether the portion of Monticello Terrace to be removed as part of the development lies within Lenexa's right-of-way. It was clarified that the roadway includes both Lenexa and KDOT right-of-way. The section that curves east and connects to Prairie Star Parkway is within Lenexa's jurisdiction. Although KDOT has confirmed they are fine with the road being removed, they will not relinquish their right-of-way. The portion of the road within the commercial area of the development lies entirely within Lenexa's right-of-way. Commissioner Burson asked if the City of Lenexa has agreed to get rid of that right-of-way. Scott McCullough replied that it will be vacated through the process at the proper time.

Commissioner Katterhenry expressed interest in seeing more variation in the design of the duplex units and requested greater clarity on those plans as the project moves forward.

Commissioner Woolf stated he had no concerns with the freeway setback encroachment. Regarding the duplex lot width reduction, he noted that since each lot still exceeds 8,000 square feet, the change is minimal and acceptable. On the apartment building height deviation, he expressed support, preferring slightly taller buildings with more attractive, pitched rooftops over flat designs created just to meet height limits. He concluded by stating that he believes it is a good-looking project.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** for rezoning property from AG and CP-3 to RP-2 and RP-4 for a retail, multifamily, and duplex development known as **Solera** located at the southeast corner of Prairie Star Parkway and K-7 Highway.

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

Chairman Poss entertained a motion to recommend **APPROVAL** of the concept plan for **Solera** located at the southeast corner of Prairie Star Parkway and K-7 Highway for a retail development with a deviation as noted in the staff report.

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

Chairman Poss entertained a motion to recommend **APPROVAL** Staff recommends **APPROVAL** of the preliminary plan for **Solera** located at the southeast corner of Prairie Star Parkway and K-7 Highway for a multifamily and duplex development with deviations as noted in the staff report.

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

STAFF REPORT

Staff had nothing additional to report.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 7:43 p.m. on Monday, June 2, 2025.