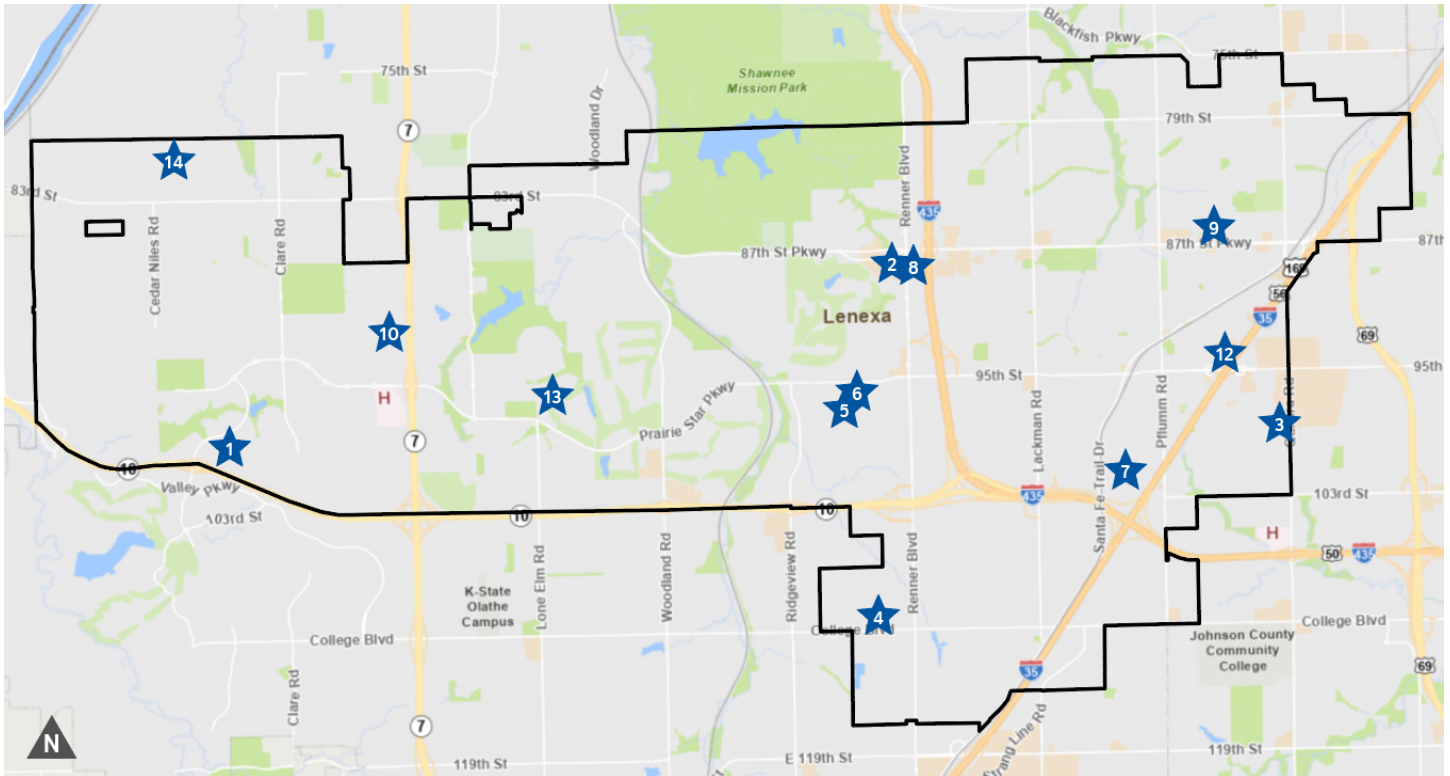


**AGENDA MAP**



**CALL TO ORDER**

**ROLL CALL**

**APPROVE MINUTES FROM THE AUGUST 25, 2025 MEETING**

**CONSENT AGENDA**

*All matters listed within the consent agenda have been distributed to each member of the Planning Commission for review, are considered to be routine, and will be enacted by one motion with no separate discussion. If a member of the Planning Commission or audience desires separate discussion on an item, that item may be removed from the consent agenda and placed on the regular agenda.*

1. **Cedar Canyon West Villas - Consideration of a final plat for a single-family residential development with 29 lots located near the southwest corner of 99th Street and 100th Street within the RP-2, Planned Residential (Intermediate Density) District. PT25-19F**
2. **City Center Lenexa Area A (Restaurant Row) - Deferred Parking - Consideration of a revised final plan to construct additional surface parking spaces in a shared parking lot within the**

Restaurant Row site, located approximately at the southwest corner of eastbound 87th Street Parkway and Renner Boulevard. PL25-13FR

3. Kids Inn Childcare Center - Consideration of a revised final plan for exterior improvements related to an outdoor play area at a commercial daycare located at 9870 Quivira Road within the NP-O, Planned Neighborhood Office District. SU25-03
4. Lenexa Logistics Centre North, 6th Plat - Consideration of a final plat for a new industrial building on property located at 17200 College Boulevard within the BP-2, Planned Manufacturing District. PT25-09F
5. Luxe Residences Clubhouse - Consideration of a final plan to construct private amenities for a residential development located at 9624 Jupiter Street within the PUD, Planned Unit Development District. PL25-15F
6. Luxe Residences Plats - Consideration of four final plats to divide duplex lots. The lots are located at 9537 Jupiter Street, 9551 Jupiter Street, 9565 Jupiter Street, and 9579 Jupiter Street, all within the PUD, Planned Unit Development District. PT25-13F, PT25-14F, PT25-15F, PT25-16F
7. Stag Westlake - Consideration of a final plat for the development of two industrial lots located at 14050 Marshall Drive within the BP-2, Planned Manufacturing District. PT25-17F

## REGULAR AGENDA

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8. The Rise - Consideration of a preliminary plan for a new mixed-use development in City Center located at the southeast corner of 87th Street Parkway and Renner Boulevard within the CC, Planned City Center District. PL25-14P
9. Raw Health Company - Consideration of a special use permit for expansion of an existing medical clinic located at 12760 West 87th Street Parkway, Suite 110 within the NP-O, Planned Neighborhood Office District. SU25-10 (Public Hearing)
10. Hedge Lane Residential - Consideration of a rezoning and preliminary plan for a multifamily (townhome) and single-family residential development on property located east of the intersection of 91st Street and Dunraven Street at 9140 Hedge Lane Terrace. (Public Hearing)
  - a. Consideration of rezoning property from the AG, Agricultural District to the RP-1, Planned Residential (Low Density) and the RP-2, Planned Residential (Intermediate Density) Zoning Districts. RZ25-07
  - b. Consideration of a preliminary plan for a multifamily (townhome) and single-family residential development. PL25-12P



**11. Annual Review of the Lenexa Comprehensive Plan (Public Hearing)**

**CONTINUED APPLICATIONS (NO DISCUSSION)**

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- 12. Costco Parking Expansion - Consideration of a revised final plan and final plat to demolish an existing building to expand a parking lot at 9310 Marshall Drive within the CP-2, Planned Community Commercial District. PL25-11FR, PT25-11F**
- 13. Falcon Ridge (Topping Pool) - Consideration of revised final plat to replat land acquisition for pool deck and retaining wall improvements located at 21210 West 96th Terrace within the R-1, Single-Family Residential District. PT25-01FR**
- 14. Stone Ridge North, Fourth Plat - Consideration of a final plat for a single-family residential development with 59 lots located approximately north of 83rd Street and Cedar Niles Road within the RP-1, Planned Residential (Low Density) District. PT25-18F**

**STAFF REPORTS**

**ADJOURN**

**APPENDIX**

**15. Draft Meeting Minutes - August 25, 2025**

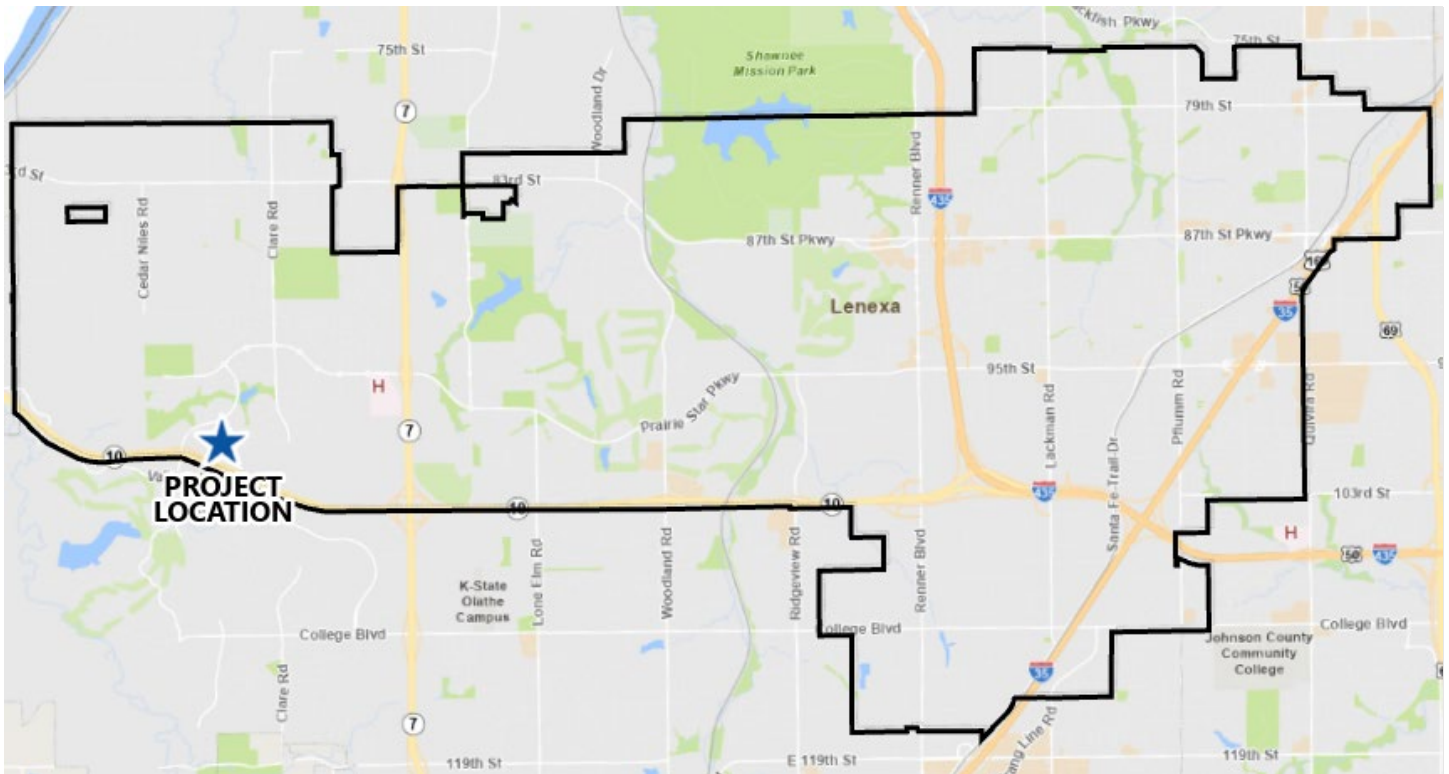
*If you have any questions about this agenda, please contact the Stephanie Sullivan, Planning Manager, at [ssullivan@lenexa.com](mailto:ssullivan@lenexa.com).*

*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.*

## CEDAR CANYON WEST VILLAS

<b>Project #:</b>	PT25-19F	<b>Location:</b>	Southwest corner of 99 <sup>th</sup> Street and 100 <sup>th</sup> Street
<b>Applicant:</b>	Dan Foster, Schlagel Associates	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Noah Vaughan	<b>Proposed Use:</b>	Single-Family Residential



### PROJECT SUMMARY

The applicant seeks approval of a final plat for Cedar Canyon West Villas, a proposed single-family subdivision as part of the Cedar Canyon West development at the southwest corner of 99<sup>th</sup> Street and 100<sup>th</sup> Street, east of Canyon Creek Boulevard. The subdivision is located within a portion of Tract 3, which was included in the originally approved 2022 Rezoning and Concept Plan for Cedar Canyon West. A total of 29 lots (29 total dwelling units) are proposed on the 7.68-acre subject property. The site will gain access from two points off 100<sup>th</sup> Street from the east and west sides of the site. The plat includes deviations approved during the revised preliminary plat process (PT25-01PR) for rear setbacks, lot width, and lot area. An additional rear setback deviation is proposed with this application. The proposed final plat is consistent with the approved concept plan (PL24-04CP) and the revised preliminary plat (PT25-01PR). 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 99<sup>th</sup> Street and 100<sup>th</sup> 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 99<sup>th</sup> 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 were submitted for the subject property in 2024 proposing a 20-lot duplex layout with 40 dwelling units (PL24-04P). Following the preliminary plan approval, a final plat for the duplex development was approved in May 2025. Since then, the development has been modified from duplexes into a single-family residential development. A revised preliminary plat (PT25-01PR) was submitted for 29 single-family lots. This preliminary plat was approved and now the applicant seeks approval of a corresponding final plat.

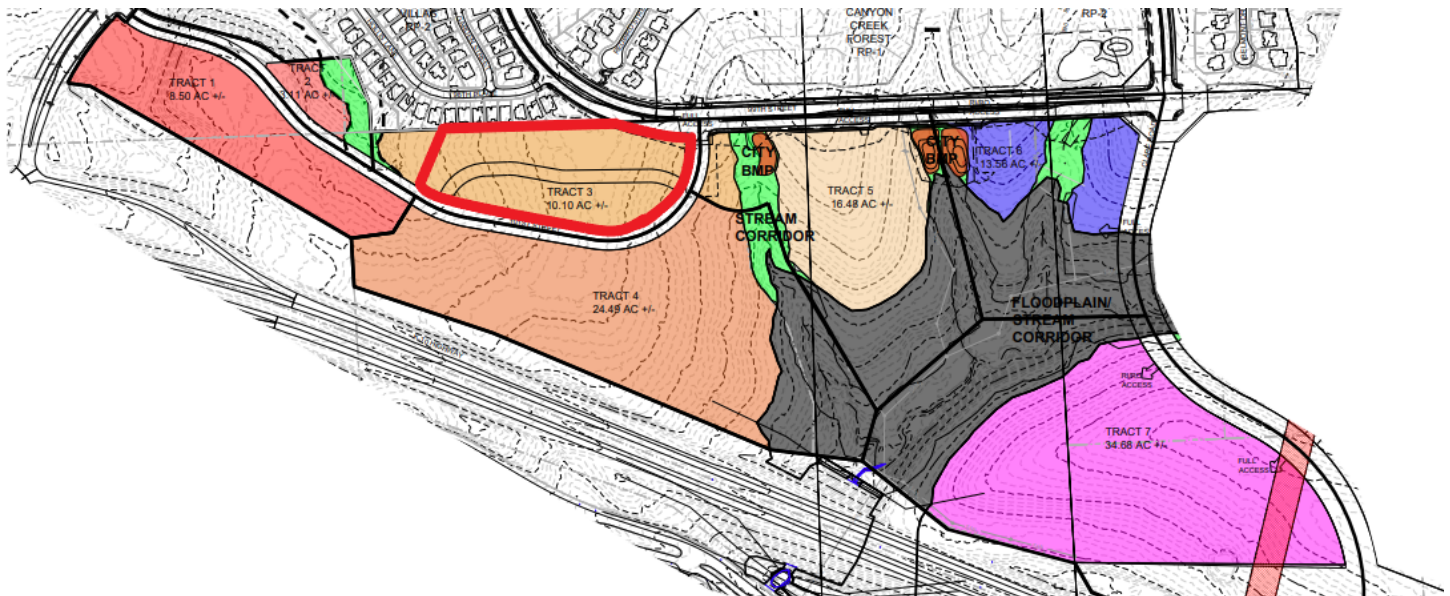
TABLE 1: PREVIOUS APPLICATIONS			
Project Number	Application Type	Project Name	Date Approved
<b>RZ22-09, PL22-04CP</b>	Rezoning and Concept Plan	Cedar Canyon West Rezoning and Concept Plan	February 7, 2023
<b>PL24-04P</b>	Preliminary Plan and Preliminary Plat	Cedar Canyon West Attached Villas Preliminary Plan and Plat (Duplex)	August 20, 2024
<b>PT25-05F</b>	Final Plat	Cedar Canyon West Attached Villas Final Plat (Duplex)	May 20, 2025
<b>PT25-01PR</b>	Revised Preliminary Plat	Cedar Canyon West Villas Revised Preliminary Plat (Single-Family)	August 25, 2025

<b>LAND AREA (AC)</b> 7.68	<b>BUILDING AREA</b> N/A	<b>CURRENT ZONING</b> RP-2	<b>COMP. PLAN</b> Medium-Density Residential
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**Exhibit 1: Aerial Image of Subject Site**

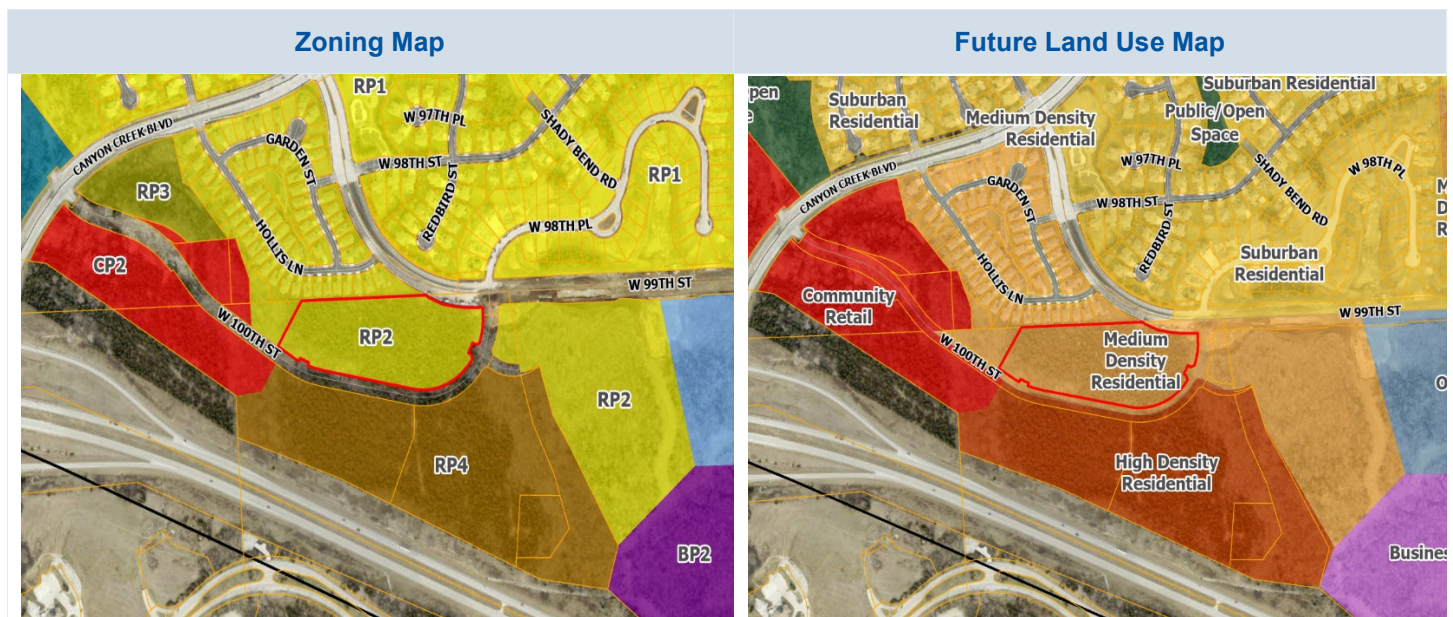


**Exhibit 2: Portion of Tract 3 to be developed, Outlined in Red**



## LAND USE REVIEW

The proposed use is a single-family residential subdivision. The Future Land Use classification for the parcel is Medium-Density Residential, which is one density level higher than the development's proposed use; however, the RP-2 Zoning District permits the proposed single-family use. The property has adjacent single-family residential development to the north, which is classified as Medium-Density Residential and Suburban-Density Residential. The adjacent properties to the south, east, and west were 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 West. 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 multifamily residential, office, and business park uses in this area of Cedar Canyon West.



**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Medium Density Residential	RP-2, Planned Residential (Intermediate-Density) District	Undeveloped
<b>North</b>	Suburban Residential, Medium Density Residential	RP-1, Planned Residential (Low-Density) District, RP-2, Planned Residential (Intermediate-Density) District	Single-Family Residential
<b>South</b>	High Density Residential	RP-4, Planned Residential (High-Density) District	Undeveloped and multifamily under construction
<b>East</b>	Medium Density Residential	RP-2, Planned Residential (Intermediate-Density) District	Undeveloped
<b>West</b>	Medium Density Residential, Community Retail	RP-3, Planned Residential (Medium-High Density) District, CP-2, Planned Community Commercial District	Undeveloped



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## **FINAL PLAT REVIEW**

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This is a final plat of 29 single-family residential lots on 7.68 acres and is a part of the Cedar Canyon West development. A revised preliminary plan/plat was approved in August 2025 (PT25-01PR) and included changes to the proposed use and lot configuration from the original final plat (PT25-05F).

The proposed subdivision will have a housing classification of "D", which has a 1,600 SF minimum ground floor area for one-story residences and 850 SF minimum ground floor area for two-story residences. The proposed housing classification of "D" aligns with the housing classifications of nearby subdivisions Canyon Creek Villas and Canyon Creek by the Lake which are "C" and "D", respectively.

### **INFRASTRUCTURE**

Street development includes the construction of 99<sup>th</sup> Terrace, which is a public street and is the internal road of the subdivision. This street will connect to 100<sup>th</sup> Street at both connection points (east and west ends of the subdivision).

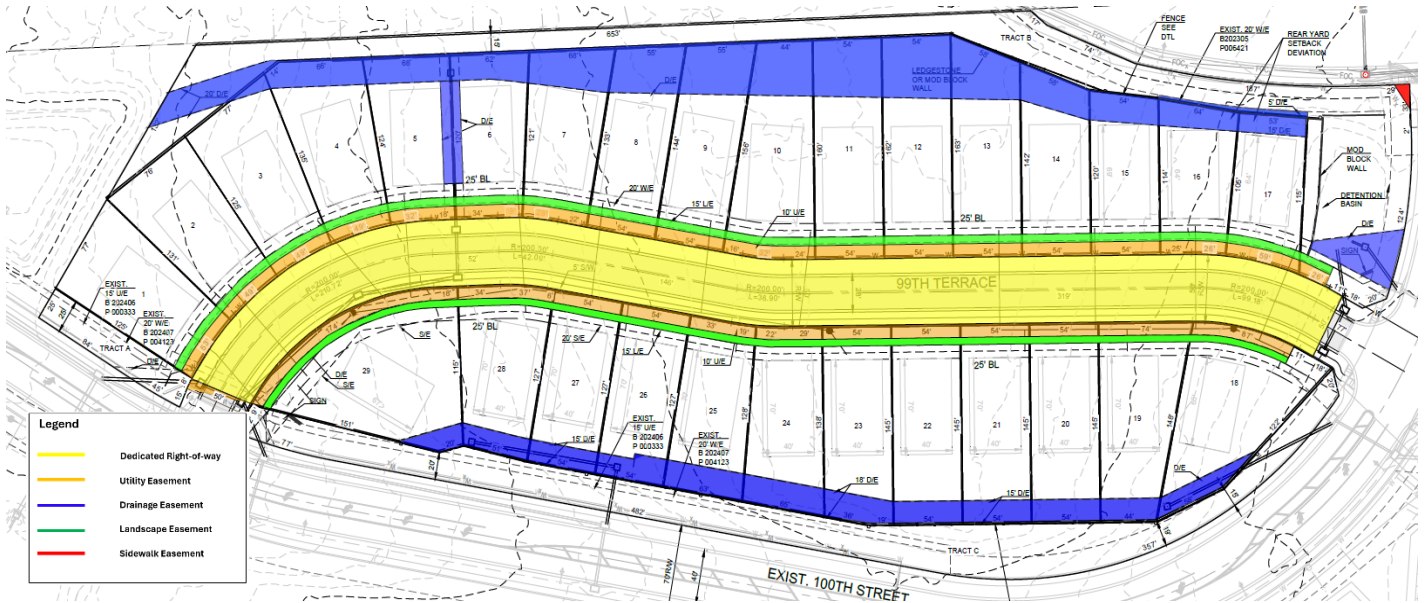
### **STORMWATER**

Stormwater management remains consistent with the previously approved plan. An existing off-site basin, located just to the west in adjacent Tract A of the Canyon Creek 100<sup>th</sup> Street plat, will receive and appropriately release the majority of the stormwater from the site. One additional basin on the east end of the site, in Tract B of the subject plat, is included to address that portion of the site that flows easterly away from the existing basin.

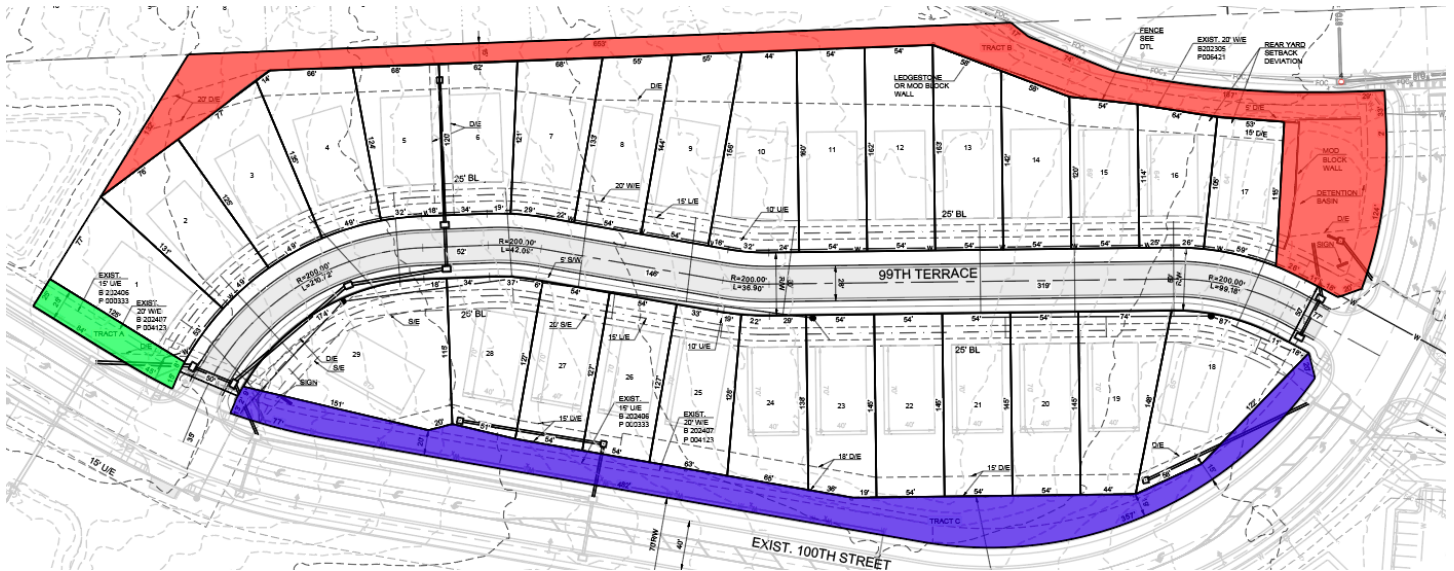
### **DEDICATIONS**

All lots of the proposed subdivision contain 10' utility easements, 15' landscape easements, 20' sewer easements, and 25' front build lines. 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.

Dedications for the right-of-way and easements on the plat are reflected in Table 2 and shown color-coded in Exhibit 3. Table 3 shows the purposes of each tract on the plat. The locations of each tract are shown in Exhibit 4 below. The plat will need a revision before recording that would indicate that tract maintenance would fall to the individual homeowner's responsibility if the HOA is disbanded, inactive, or otherwise fails to perform maintenance per the code.



**Exhibit 3: Easements in Cedar Canyon West Villas.**



**Exhibit 4: Subject plat with Tract A outlined in green, Tract B outlined in red, and Tract C outlined in blue.**

**TABLE 2: PLAT DEDICATIONS**

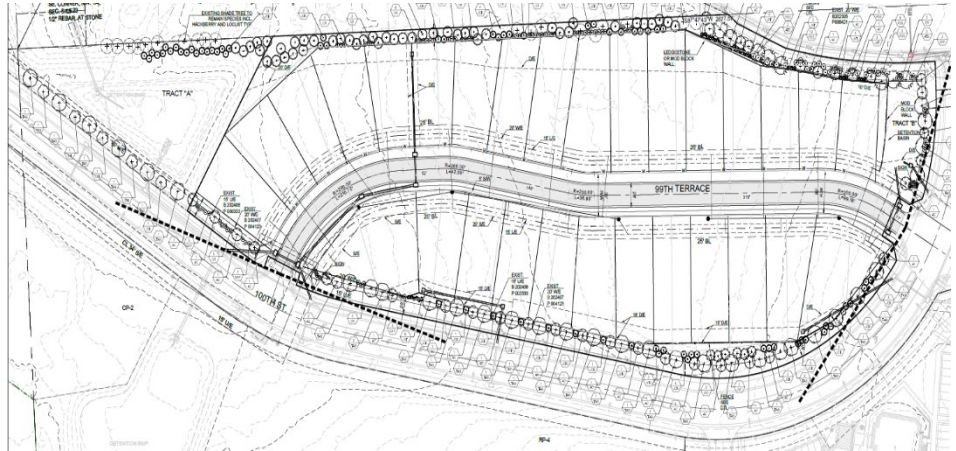
Type of Dedication	Dedicated to
Rights-of-Way	City of Lenexa
Utility Easement	City of Lenexa
Drainage Easement	City of Lenexa
Landscape Easement	City of Lenexa
Sewer Easement	Johnson County Wastewater
Sidewalk Easement	City of Lenexa

**TABLE 3: TRACT PURPOSES**

Tract	Purpose
<b>A</b>	Landscaping and Open Space
<b>B</b>	Landscaping, Open Space, Stormwater Treatment
<b>C</b>	Landscaping and Open Space

## LANDSCAPING

The landscape plan shows trees and shrubs installed along the street frontages in landscape buffer tracts. The landscape tracts are along 100<sup>th</sup> Street and the north side of the site between the rear yards of the lots and the adjacent single-family subdivision, labeled as Tracts B and C. While both Tracts B and C vary in width, both have a minimum width of 15 feet and include the required landscaping elements. The plan shows that some existing trees will be preserved in the buffer to supplement the tree and shrub requirement. Trees that are intended to be preserved are shown on the landscape plan. A fence is also required in the landscape buffer tracts along the street. To meet the fence requirement, a 6-foot-tall shadowbox cedar privacy fence is proposed along the perimeter of the subdivision.



*At Top Right: Exhibit 5: Landscape Plan for the Preliminary Plat, showing the perimeter plantings to surround the development.*

## DEVIATIONS

### PREVIOUSLY APPROVED DEVIATIONS

Three deviations were approved through the revised preliminary plat: rear setback, minimum lot width, and minimum lot area. Section 4-1-B-7-F of the UDC lists the setback, lot width, and lot area requirements for the RP-2 Zoning District.

**TABLE 4: PREVIOUSLY APPROVED DEVIATIONS**

Deviation Type	Lots	Code Requirement	Proposed	Deviation Request
Rear Yard Setback	16-17	20 ft	16 ft	<b>- 4 feet</b>
Lot Width	1-17, 19-28	80 ft	71 ft to 54 ft	<b>-9 ft to -71 ft</b>
Lot Area	2, 5-8, 14-17, 20-28	8,000 SF	7,900 SF to 6,066 SF	<b>-100 SF to -1,934 SF</b>

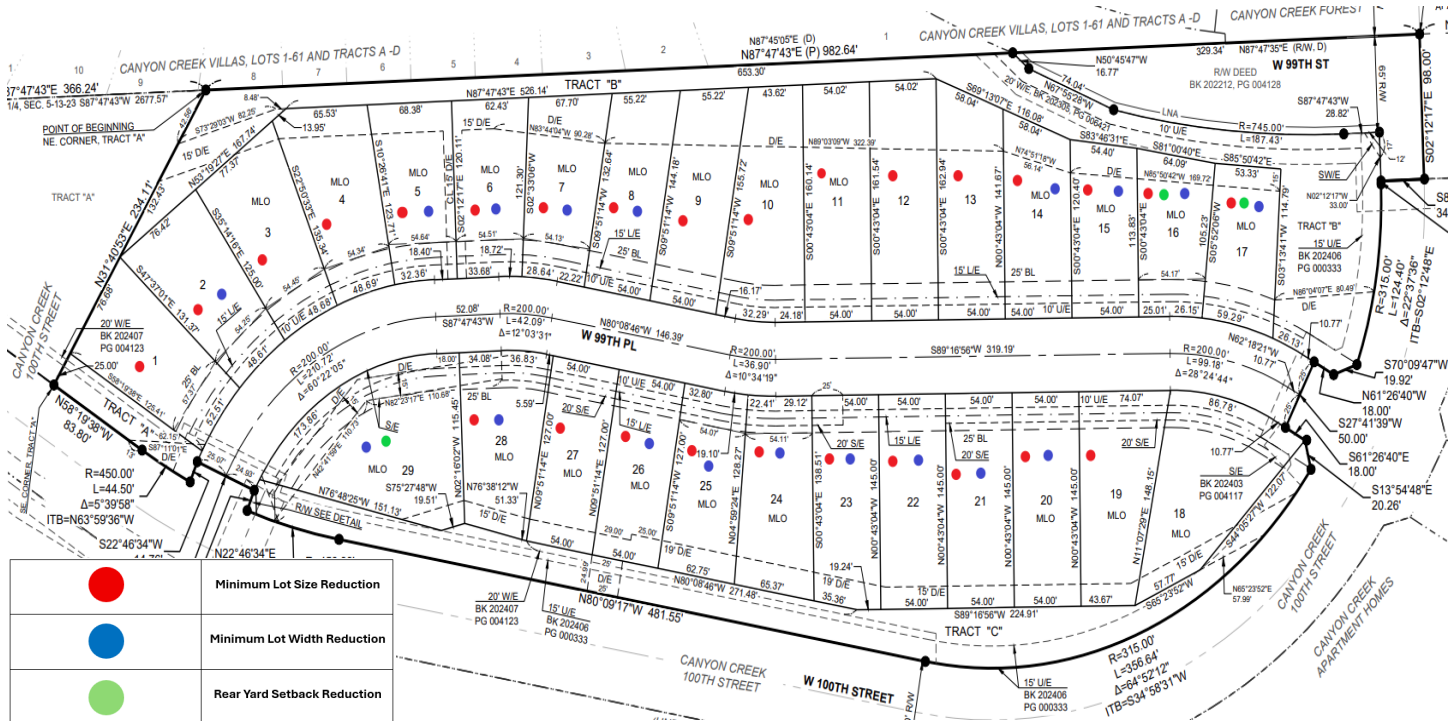
### NEW DEVIATION REQUEST

The applicant requests approval of a rear yard setback deviation for Lot 29. Given the support for the previous deviations on Lots 16 and 17, staff supports the approval of a similar deviation on Lot 29 as discussed in the next Deviation Analysis section of the report.

**TABLE 5: NEW DEVIATION REQUEST**

Deviation Type	Lot	Code Requirement	Proposed	Deviation Request
Rear Yard Setback	29	20 ft	16 ft	<b>- 4 feet</b>





**Above: Exhibit 6: All deviations requested on the final plat, shown by color-coded dots per each deviation request.**

## DEVIATION ANALYSIS

According to [Section 4-1-B-27-G-4](#) of the UDC, the Planning Commission shall have the authority to approve deviations from the minimum standards for setbacks where there is ample evidence that such deviations will not adversely affect neighboring properties and surrounding areas and where such deviations do not constitute the granting of a privilege that would not be universally appropriate for other similarly designed and situated developments. Deviations may be permitted provided the deviation addresses one or more of the following development issues:

1. Protects environmentally sensitive areas (including unusual topography);
2. Fosters natural stormwater treatment; protects existing vegetation and important views and vistas to and from the site;
3. Enhances a project's architectural diversity, scale, form and proportion; or
4. Encourages creative streetscape design, including the use of high-quality screening walls, increased buffering and landscape material size and quantity, pedestrian amenities, etc.

The new rear setback deviation request addresses Items 1 and 4 on the above list. Due to the unique size and layout of the lot, a traditional 70'x40' residence at the same orientation as the rest of the units would result in an oddly shaped rear yard for the owner of the lot. This rear yard also abuts Tract C, containing a WaterOne easement and landscaping buffering for 100<sup>th</sup> Street. To mitigate these constraints, the developer is proposing a smaller unit (67'x40') at a different orientation from the adjacent lots to the east, along with a 4-foot rear setback deviation. This results in a rear setback of 16 feet but would allow the owner to have a more usable rear yard area without creating conflicts with the easement and landscaping to the south of the lot.

In conclusion, Staff supports the requested deviation for a reduction in rear yard setback per the requirements of Section 4-1-B-27-G-4 of the UDC in addition to previous Staff recommendations that have allowed for similar deviation requests on single-family developments within the RP-2 District.

## NEXT STEPS

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- The Planning Commission is the final authority for the approval of a final plat.
- The final plat requires approval by the Planning Commission and acceptance of dedications by the City Council. Pending approval from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on October 21, 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

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

- This is a final plat of 29 lots and three tracts in the RP-2 Zoning District.
- The proposed use of the land is single-family residential.
- 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 PT25-19F – **Cedar Canyon West Villas** at the southwest corner of 99<sup>th</sup> Street and 100<sup>th</sup> Street, for a single-family residential subdivision with deviations as 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 Villas Final Plat



0 250 500 1,000  
Feet



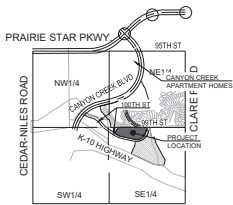


# FINAL PLAT OF CEDAR CANYON WEST VILLAS

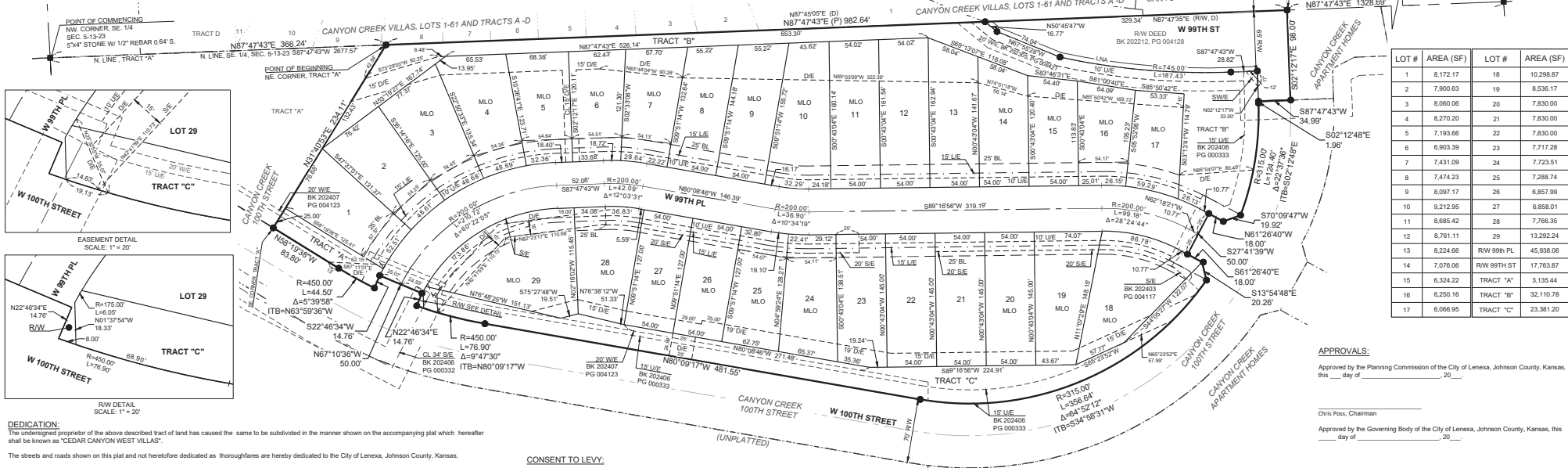
PART OF THE SE 1/4 OF SEC. 05-13-23, IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

## 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" their Westerly extension thereof, North 87 degrees 47 minutes 43 seconds East (North 87 degrees 47 minutes 43 seconds East deadend), (North 87 degrees 47 minutes 43 seconds East deadend) "CANYON CREEK VILLAS" and "CANYON CREEK FOREST" a distance of 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 34.99 feet, thence South 02 degrees 12 minutes 43 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 26 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 12 seconds and an arc length of 356.54 feet, thence North 80 degrees 19 minutes 17 seconds West a distance of 48.15 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 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.



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



## 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

## 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 said special assessments on said 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 \_\_\_\_\_ has caused this instrument to be executed, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

By: \_\_\_\_\_

## ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

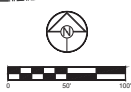
BE IT REMEMBERED THAT on \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came \_\_\_\_\_ of \_\_\_\_\_, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of 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



## LEGEND:

- FOUND MONUMENT
- FOUND 12" REBAR WITH KSL5 54 CAP
- BL - BUILDING LINE
- D - DRAINAGE EASEMENT
- L - LANDSCAPE EASEMENT
- LNA - LIMITS OF NO ACCESS
- R/W - RIGHT-OF-WAY
- S/S - SANITARY SEWER EASEMENT
- S/E - SIDEWALK EASEMENT
- W/E - WATERLINE EASEMENT
- U/E - UTILITY EASEMENT
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND ROW LINES
- DECEDED
- PLATTED

## 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. 2009120406G 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.

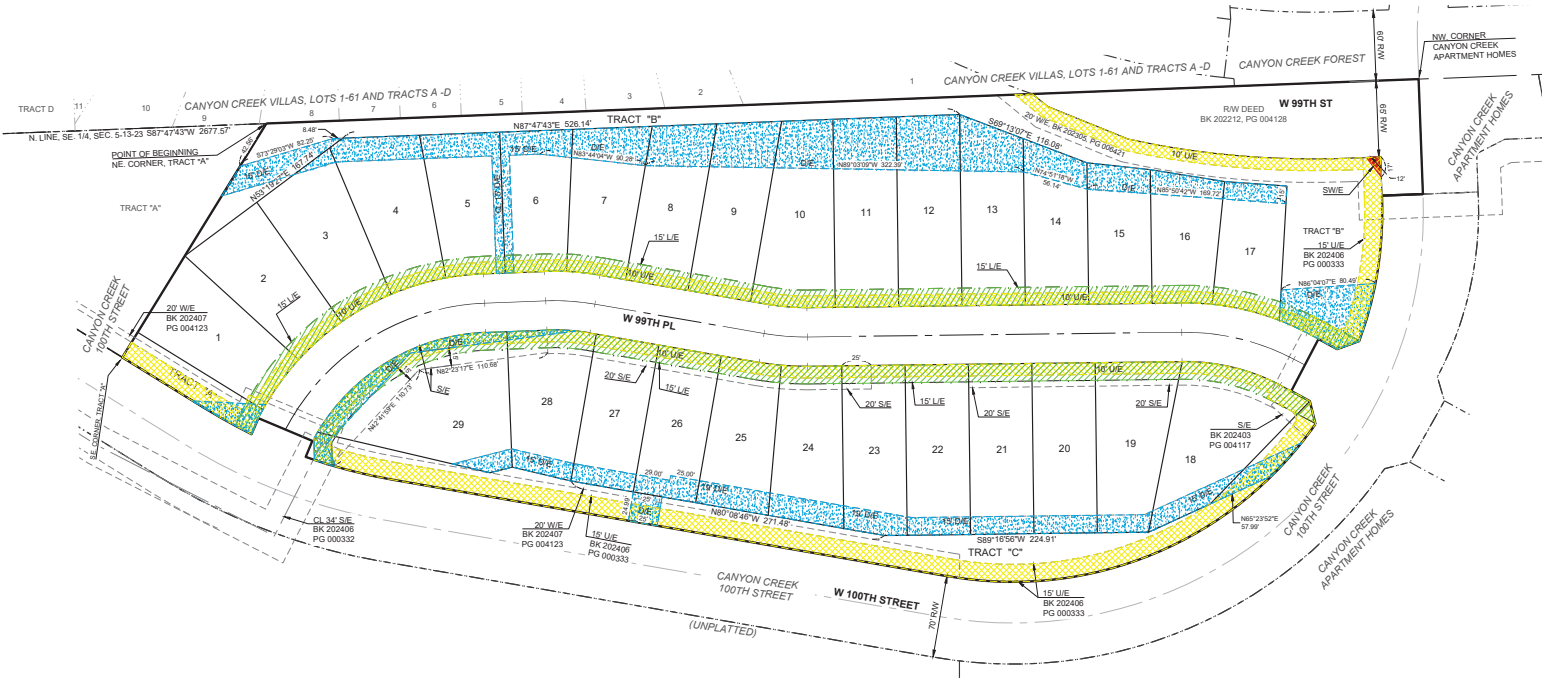
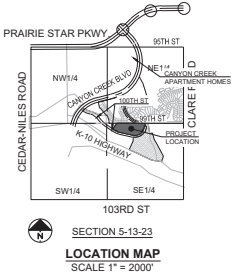


Aaron T. Reuter - Land Surveyor  
KS#18-1429



DATE 06/04/2025  
DRAWN BY JMT  
CHECKED BY SCH  
PROJ. NO. 25-012 SHEET NO. 1

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



**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 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", is hereby granted to the City of Lenexa, Kansas. Sanitary Sewer 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 sanitary sewer 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 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, off 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 abolished except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

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

Chris Post, 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

**THE PLAT OF "CEDAR CANYON 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
  - L/E - LANDSCAPE EASEMENT
  - LNA - LIMITS OF NO ACCESS
  - R/W - RIGHT-OF-WAY
  - SE - SANITARY SEWER EASEMENT
  - S/W/E - SIDEWALK EASEMENT
  - W/E - WATERLINE EASEMENT
  - U/E - UTILITY EASEMENT
  - EXISTING LOT AND PROPERTY LINES
  - EXISTING PLAT AND ROW LINES
  - (D) - DEEDED
  - (P) - PLATTED

**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
1402 West 107th Street • Lenexa, Kansas 66151  
Ph: (913) 492-5158 • Fax: (913) 492-5403 • WWW.SCHLAGELASSOCIATES.COM  
Kansas State Certificate of Authority  
KS-205-84-29-8-LS-54

DATE 9/18/2025  
DRAWN BY JMT  
CHECKED BY SCH  
PROJ. NO. 25-012

EASEMENT EXHIBIT  
CEDAR CANYON  
WEST VILLAS  
SHEET NO. 1





Cedar Canyon West Single Family Villas  
Deviation Narrative

Deviation to allow lots 16 and 17 and 29 to have a 16' rear yard setback instead of a 20' rear yard setback. This deviation was previously approved for the attached villa project.

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 original concept plan for the site completed in 2020 established the road and parcel layout. WaterOne subsequently recorded a 20' easement along 99<sup>th</sup> Street and along 100<sup>th</sup> Street that restricts the installation of trees within the easement. This deviation will allow the planting of the trees and installation of a fence along required 99<sup>th</sup> Street and 100<sup>th</sup> Street buffer in a manner that both are not within the WaterOne easement. The recording of the easement was not in control of the land owner or this applicant.

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

The granting of the deviation will not adversely affect the rights of adjacent landowners or residents. The deviation will allow the installation of the fence and buffer landscape along 99<sup>th</sup> Street and 100<sup>th</sup> Street.

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

The strict application would not allow the installation of the required buffer without the elimination of two lots which would be hardship since the recording of an easement was completed by a separate utility company.

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

The deviation will allow the installation of the fence and buffer landscape along 99<sup>th</sup> Street. So it will not adversely affect the public health, safety or general welfare.

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

The deviation will allow the installation of the fence and buffer landscape along 99<sup>th</sup> Street and 100<sup>th</sup> Street which meets the intent of the code.



## DESCRIPTION:

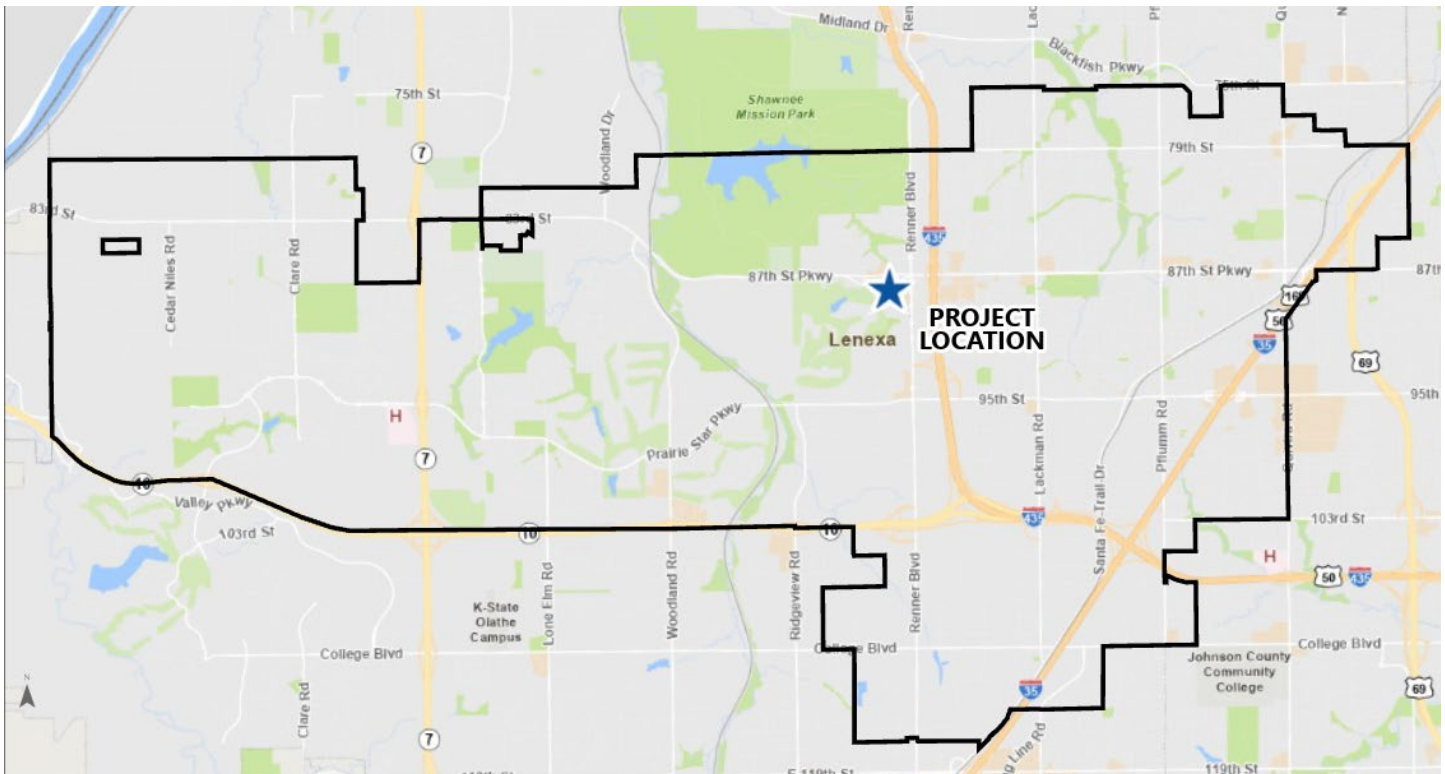
All that part of the Southeast One-Quarter of Section 5, Township 13 South, Range 23 East in the City of Lenexa, Johnson County, Kansas, as described by Aaron T. Reuter, Kansas PS-1429, of Schlagel, Kansas LS-54, on April 14, 2025, as follows:

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 (North 87 degrees 45 minutes 05 seconds East deduced), (North 87 degrees 47 minutes 43 seconds East platted "CANYON CREEK VILLAS" and "CANYON CREEK FOREST") a distance of 366.24 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 34.99 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 61 degrees 26 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 18.00 feet; thence South 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 64 degrees 52 minutes 12 seconds and an arc length of 356.64 feet; thence North 80 degrees 09 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 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 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.

## CITY CENTER LENEXA AREA A (RESTAURANT ROW) ADDING DEFERRED PARKING

<b>Project #:</b>	PL25-13FR	<b>Location:</b>	Southeast corner of 87 <sup>th</sup> Street Parkway and Scarborough Street
<b>Applicant:</b>	Henry Klover, Klover Architects	<b>Project Type:</b>	Revised Final Plan
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Restaurant



### PROJECT SUMMARY

The applicant requests approval of a revised final plan to construct additional surface parking spaces in the shared parking lot for Area A (Restaurant Row) within Lenexa City Center. Area A currently contains two buildings with four restaurant tenants. The block is bordered by eastbound 87<sup>th</sup> Street Parkway on the north, Renner Boulevard on the east, Scarborough Street on the west and City Center Drive on the south. Area A currently contains 192 parking spaces. The proposed plan includes 37 additional surface parking spaces around the perimeter of the existing parking lot. This project does not require a public hearing.

**STAFF RECOMMENDATION: APPROVAL WITH A CONDITION**

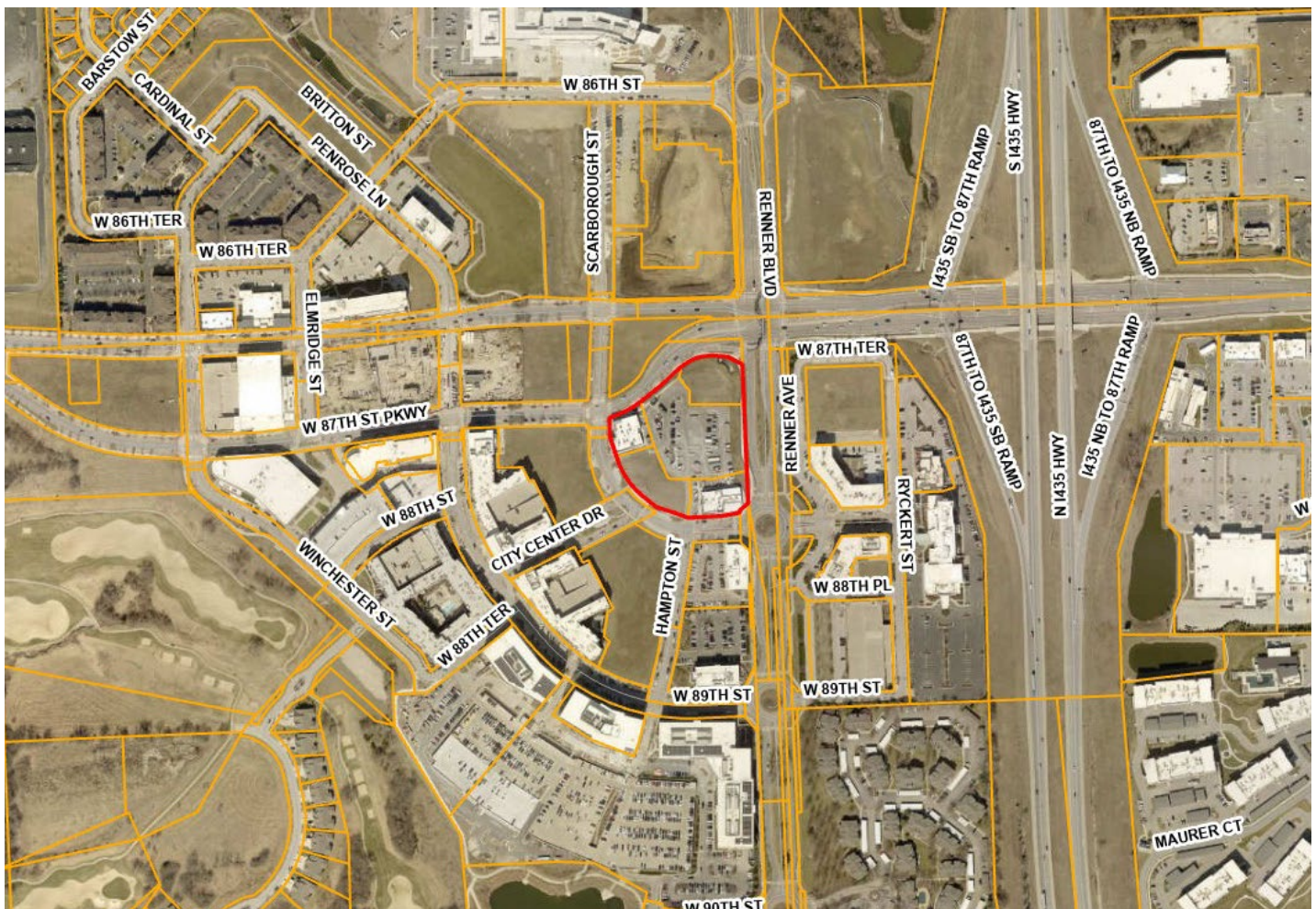


## SITE INFORMATION

The site is Area A of City Center. This block is bordered by eastbound 87<sup>th</sup> Street Parkway on the north, Renner Boulevard on the east, Scarborough Street on the west, and City Center Drive on the south. This block is often referred to as “restaurant row” because the block contains multiple restaurants along the Scarborough Street and City Center Drive streets. Two of the four buildings are now constructed on this block. The existing parking spaces are all surface parking. A parking structure was included in the original plans and shall be phased in with future development. Construction of the remaining buildings will trigger the construction of the parking structure. Several plans have been considered for Area A prior to the construction of the two buildings. The most recent preliminary plan for the site was approved in March of 2022 (PL22-04PR). That approval included the following condition:

1. Buildings A1 and A4 are permitted to be constructed and occupied as part of Phase 1 with surface parking. Buildings A2, A3, and A5 shall not receive final plan approval except in conjunction with final planning and construction of the parking structure.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
4.5	NA	CC	City Center Core

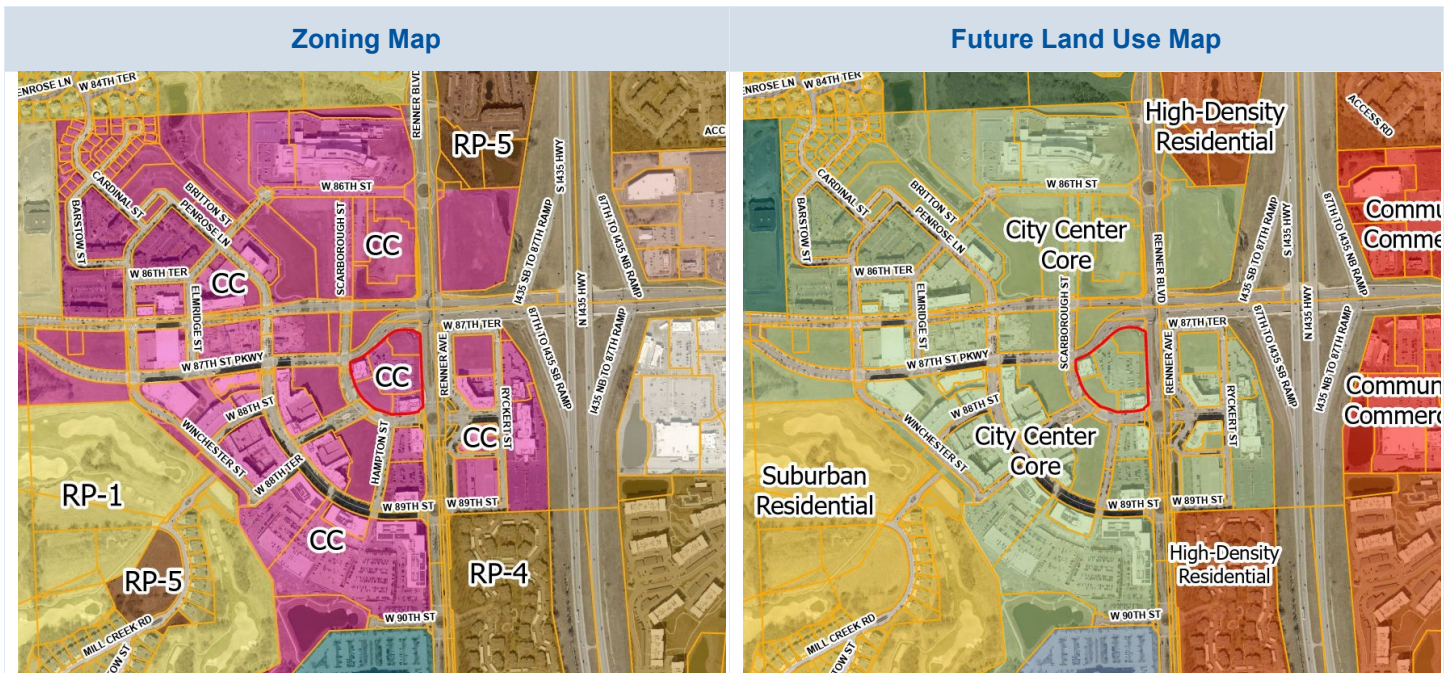


**Exhibit 1: Aerial image.**



## LAND USE REVIEW

The site is zoned CC, Planned City Center District. The site is a mixed-use block located at the intersection of 87<sup>th</sup> Street Parkway and Renner Boulevard. Two buildings, each with two restaurants, are now completed. Two additional multi-story buildings and parking structure are anticipated to be constructed in the future.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

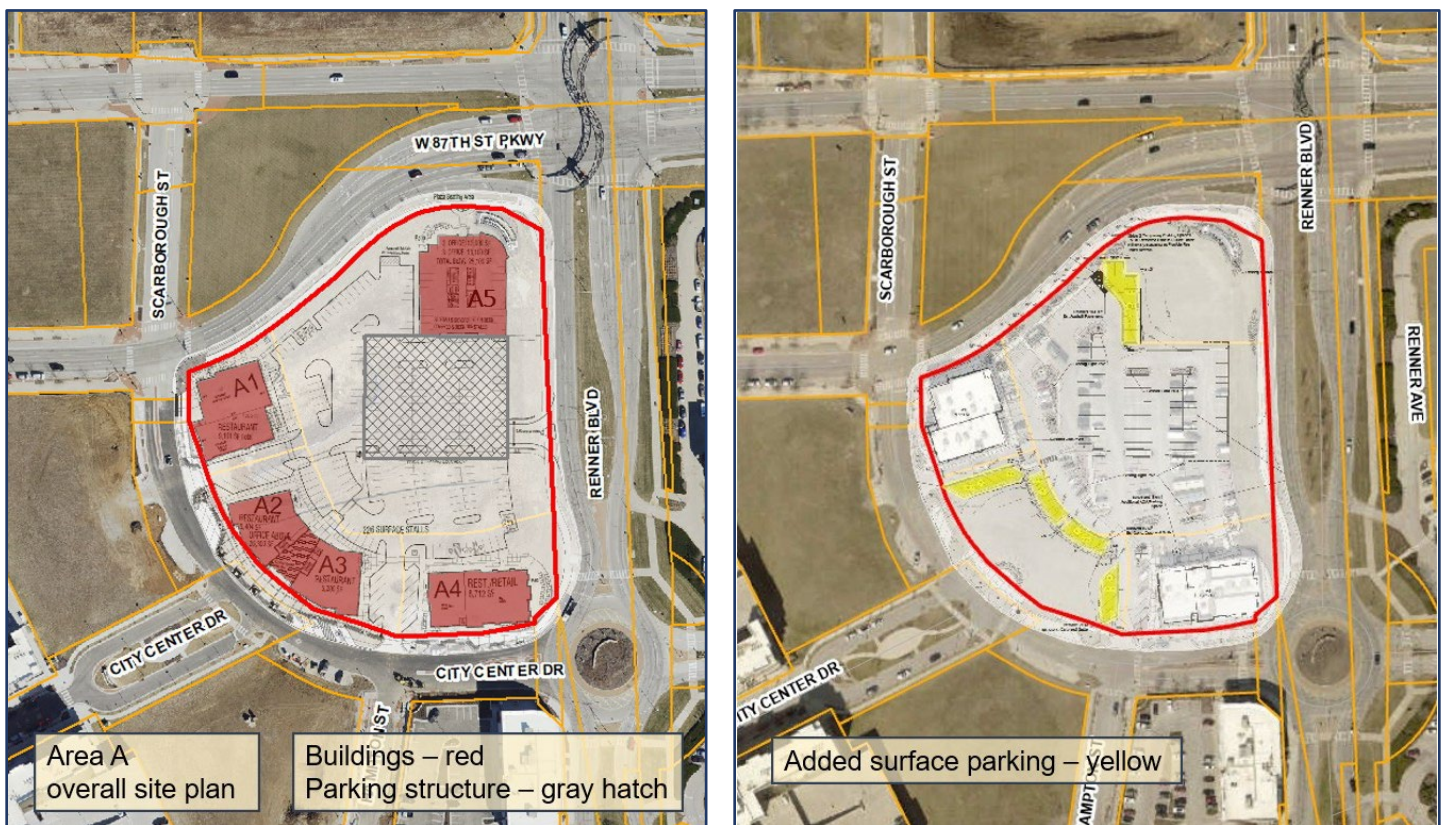
Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	City Center Core	CC	Restaurant
<b>North</b>	City Center Core	CC	Undeveloped land
<b>South</b>	City Center Core	CC	Mixed use
<b>East</b>	City Center Core	CC	Mixed use, and Undeveloped Land
<b>West</b>	City Center Core	CC	Undeveloped land



## FINAL PLAN REVIEW

The applicant is requesting final plan approval to construct 37 additional surface parking spaces in Area A of the City Center. The additional parking will bring the total number of parking spaces to 229. The parking area is a contiguous lot that serves the multiple tenants of the block. Two buildings are currently constructed on this block both contain two restaurants. The two buildings total 17,903 square feet.

The proposed parking spaces are located along the edges of the existing parking lot. The new rows of parking are added to the drive aisles along the spaces where future buildings will be constructed. Parking was not included in these areas due to the likelihood the spaces will be removed during the construction of a new building. Two parking spaces will be converted to fire a fire apparatus access drive when the building at the northeast corner is constructed. Timing of the future buildings is unknown and the additional 37 surface parking spaces will benefit the existing restaurants in the interim. The configuration of the additional parking spaces is consistent with the future development of the block and is not contrary to the condition of approval since this surface parking was approved with the preliminary plan. The parking deck will be necessary to support the next building on this block of development.



**Exhibit 2: Overall plan and proposed parking comparison.**

Parking in City Center is typically provided at a reduced ratio than required per the Off-Street Parking Schedule of Section 4-1-D-1 of the Unified Development Code. This is an intentional design due to the expectation for sharing parking spaces and for the complementary demand for parking among the mix of uses in City Center. Parking that is used for certain uses such as office uses during the day is made available for restaurants in the evening, sharing the space between different uses. City Center also has public parking provided in City-owned structures and some uses have larger parking areas, such as the Hyatt Convention Center, which is available

for overflow parking when not used for events. Shared parking combined with public parking areas is a significant tenet of City Center to create an urban environment.

Area A includes a parking structure to be constructed over the existing surface parking. The parking structure is required to be constructed concurrently with any future buildings within this site.

## STORMWATER

No changes are made to the stormwater features of the development.

## LANDSCAPING

No changes are made to the landscaping of the development. The existing landscaping is to be preserved. Any landscaping damaged due to construction of the additional parking spaces shall be replaced.

## DEVIATIONS

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

## REVIEW PROCESS

- The Planning Commission is the final 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 October 21, 2025.
- The applicant should inquire about additional City requirements, such as permits and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

### ★ Staff recommends approval of the proposed Revised Final Plan for City Center Lenexa Area A Adding Deferred Parking

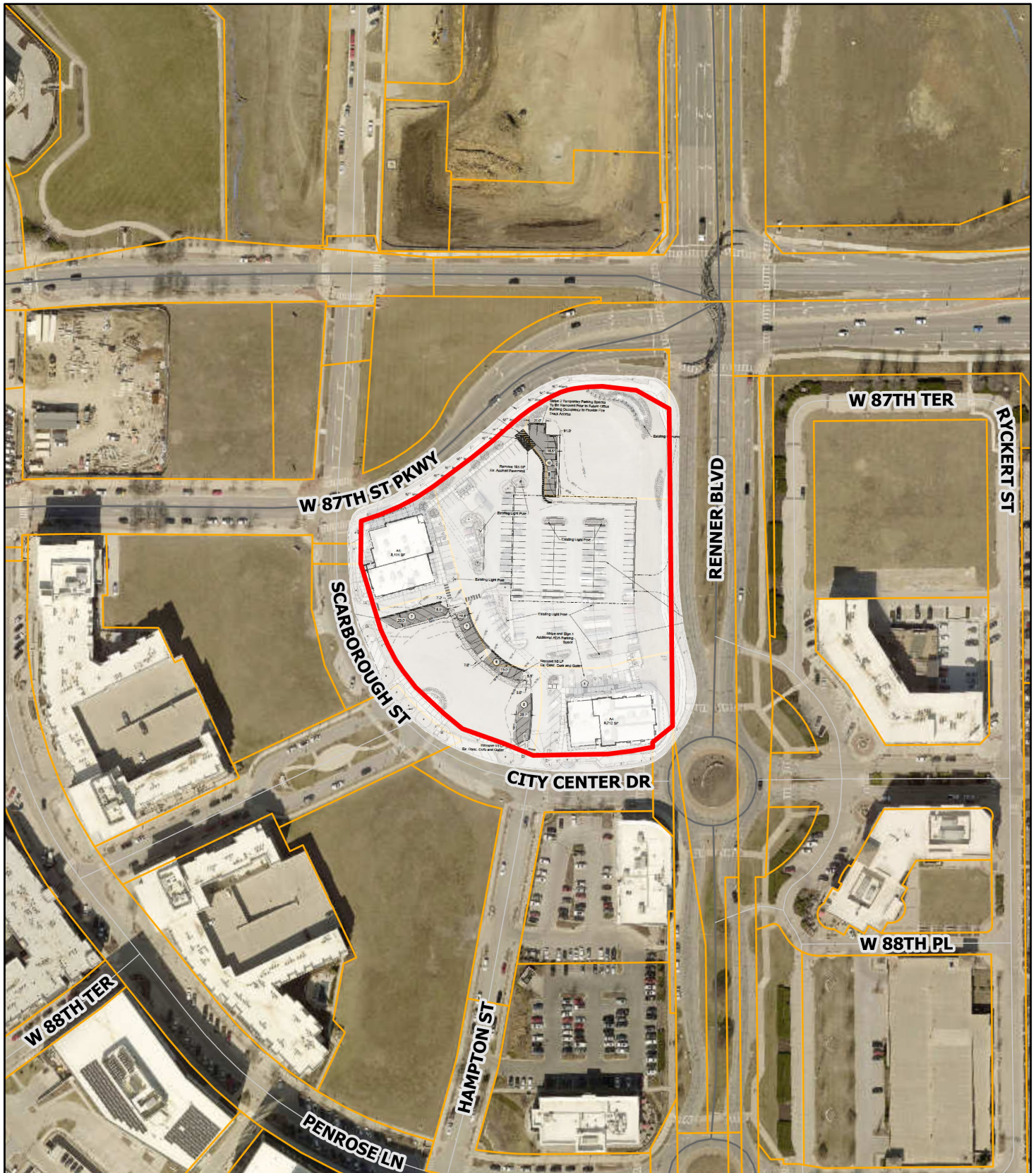
- The revised final plan will allow the construction of 37 additional surface parking spaces for City Center Lenexa Area A.
- After the proposed 37 parking spaces are constructed, no additional surface parking shall be allowed to be constructed within Area A. Additional parking shall be within the planned parking structure.
- The project is consistent with Lenexa's goals through **Strategic Community Investment** to create **Inviting Places**.

## REVISED FINAL PLAN

Staff recommends **APPROVAL** of the revised final plan for PL25-13FR – **City Center Lenexa Area A Adding Deferred Parking** at the southwest corner of eastbound 87<sup>th</sup> Street Parkway and Renner Boulevard, for a restaurant use with one condition:

1. Buildings A1 and A4 are permitted to be constructed and occupied as part of Phase 1 with surface parking. Buildings A2, A3, and A5 shall not receive final plan approval except in conjunction with final planning and construction of the parking structure.





Document Path: L:\Planning\GIS\Council Map Template 2025.aprx

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

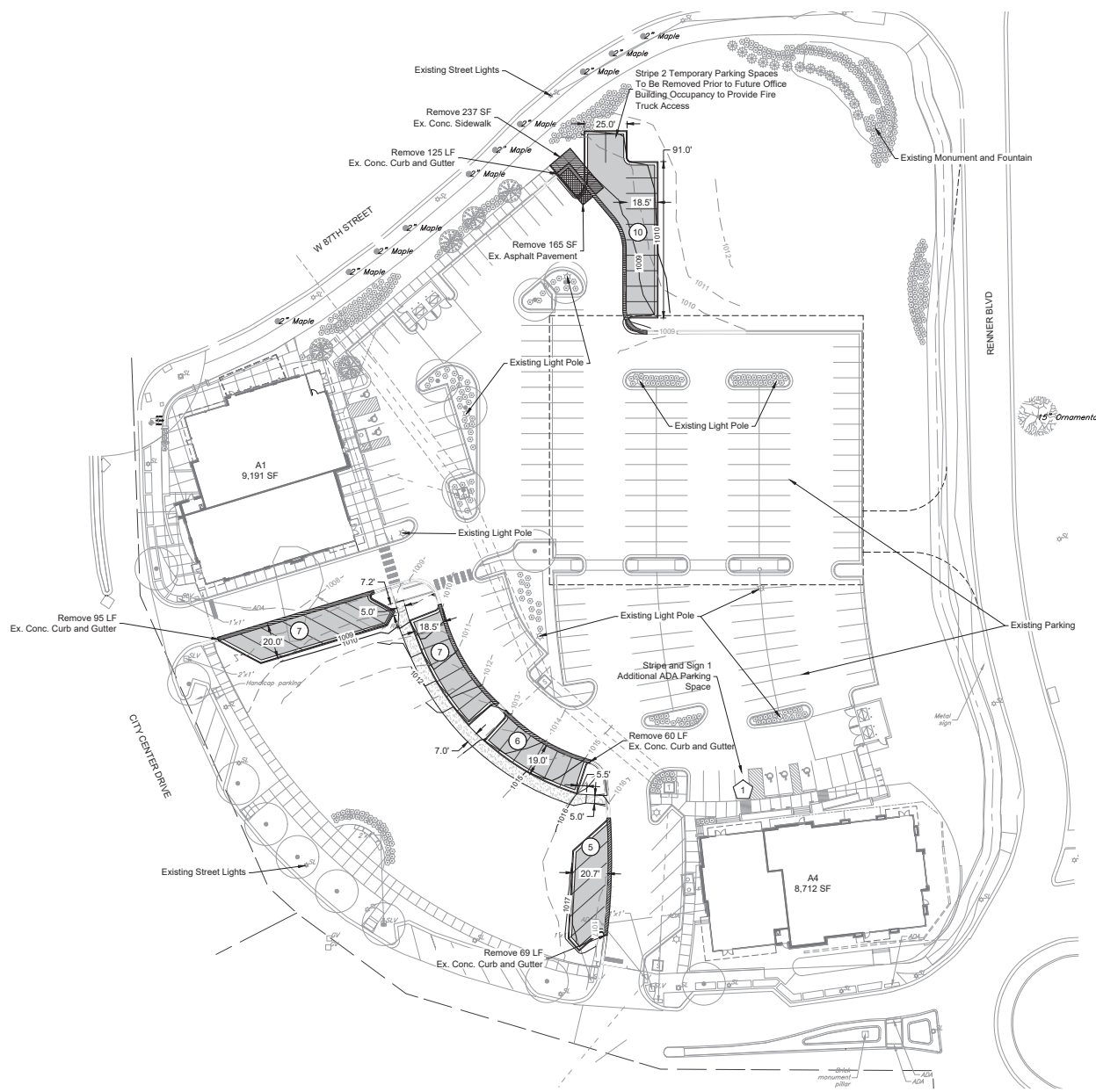
# **City Center Lenexa Area A (Restaurant Row) Adding Deferred Parking**



0 100 200 400 Feet







<b>Asphalt Pavement</b>	
	2" City of Lenexa Asphalt Surface
	5.5" City of Lenexa Asphalt Base
	6" Compacted Aggregate Base (KDOT AB-3 or Equivalent)
	12" Compacted Subgrade (Compacted to 95% std. Proctor)
<b>Concrete Sidewalk Pavement</b>	
	4" PC Concrete Pavement 4k KCMMB Mix
	4" Compacted Aggregate Base (Crushed Stone Base 3/4 minus)
	12" Compacted Subgrade (Compacted to 95% std. Proctor)

Pavement thickness and subgrade shall conform to the recommendations of the geotechnical engineer.

Subgrade treatment shall be approved by the geotechnical engineer.

<b>LEGEND</b>	
	Asphalt Pavement
	Concrete Sidewalk
	Concrete Curb and Gutter
	Asphalt Pavement Removal
	Concrete Removal

- Notes:
- Existing Parking Lot Lighting will Remain.
  - All disturbed Areas will be Restored to a Condition Equal to or Better than Prior to Disturbance.
  - All existing landscaping to remain. Any landscaping damaged by construction of new parking spaces to be replaced.

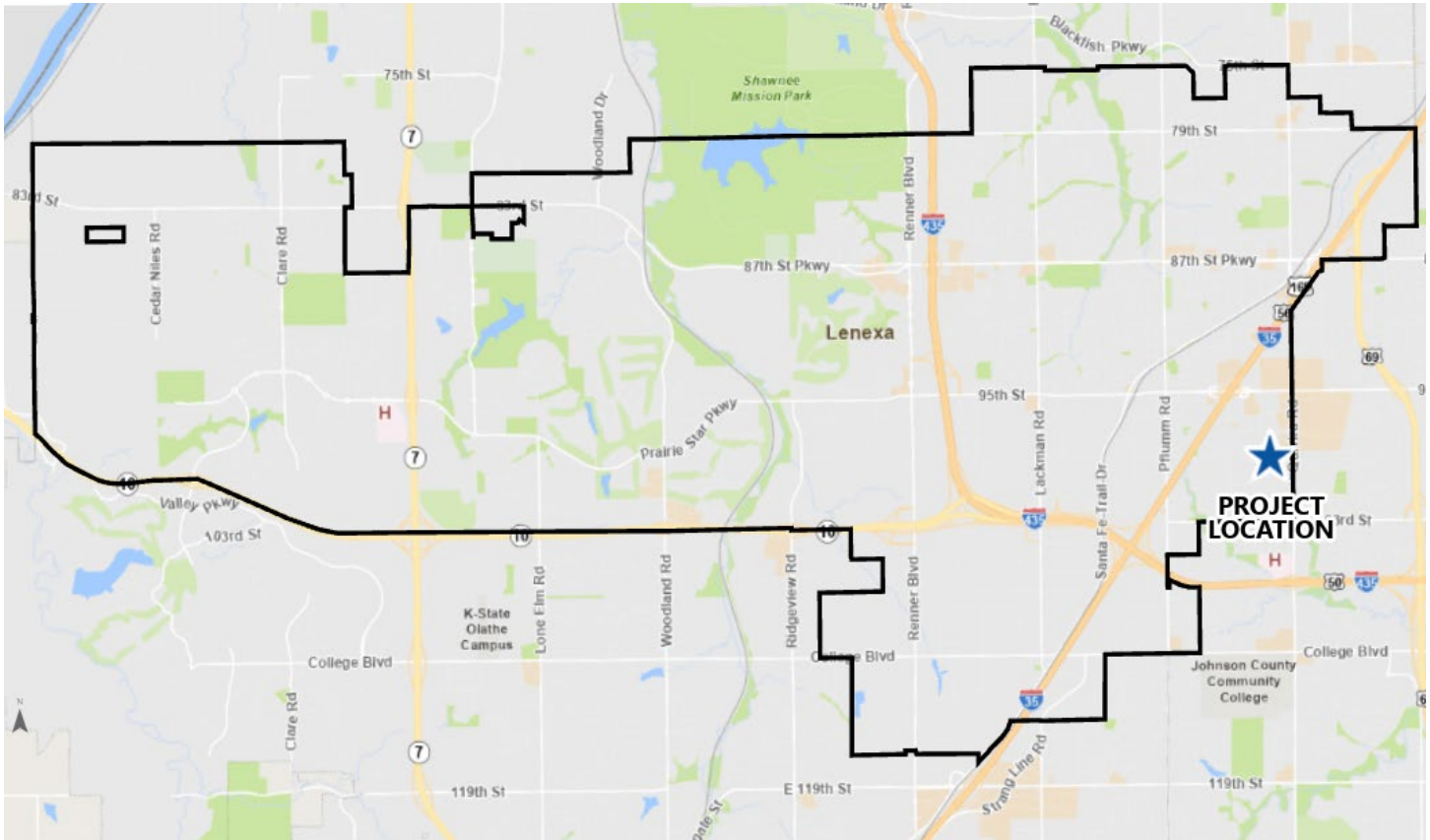
Site Data Tables	
Area A	4.512 Ac
Existing Building A1	9,191 SF
Existing Building A4	8,712 SF
Existing Parking	162 Stalls
Parking Proposed	35 Stalls
Temp. Parking	28 Stalls
Total Parking	225 Stalls
Proposed Impervious:	0.18 Ac
* This area was previously approved on the Site Work-Phase 1 City Center Area A Plans	

- Proposed ADA Parking Space
- Proposed Parking Space



## KIDS INN CHILDCARE CENTER

<b>Project #:</b>	PL25-12FR	<b>Location:</b>	9870 Quivira Road
<b>Applicant:</b>	Christina Ford, Kids Inn	<b>Project Type:</b>	Revised Final Plan
<b>Staff Planner:</b>	Noah Vaughan	<b>Proposed Use:</b>	Daycare, Commercial



### PROJECT SUMMARY

The applicant requests approval of a revised final plan for 9870 Quivira Road, located in the NP-O, Planned Neighborhood Office Zoning District. A special use permit (SU25-03) was approved in March 2025 for Kids Inn Childcare Center to operate a commercial daycare at this location. The revised final plan focuses on exterior site improvements, primarily the addition of a fenced outdoor play area to the west of the main building. Proposed modifications include removal of existing pavement, sidewalk, and landscaping, with installation of new surfacing, play equipment, and fencing to create a safe play environment for children. This request does not require a public hearing.

**STAFF RECOMMENDATION: APPROVAL WITH ONE CONDITION**



## SITE INFORMATION

The subject property is an approximately 4,600 SF, single-tenant office building located on an unplatted 0.61-acre lot addressed as 9870 Quivira Road. The building was constructed in 1987 and has been used previously for office purposes. The previous tenant at this location was Berkshire Hathaway KC Realty, a real estate business. The neighboring building, 9866 Quivira Road, is another office building of the same size and design as the subject property. The floor plan of the space designates a playroom, nursery room, kitchen, library, multiple classrooms, as well as a lobby and office space.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
0.61	4,608	NP-O	Office



**Exhibit 1: Aerial Image of Subject Site. Property line outlined in red.**

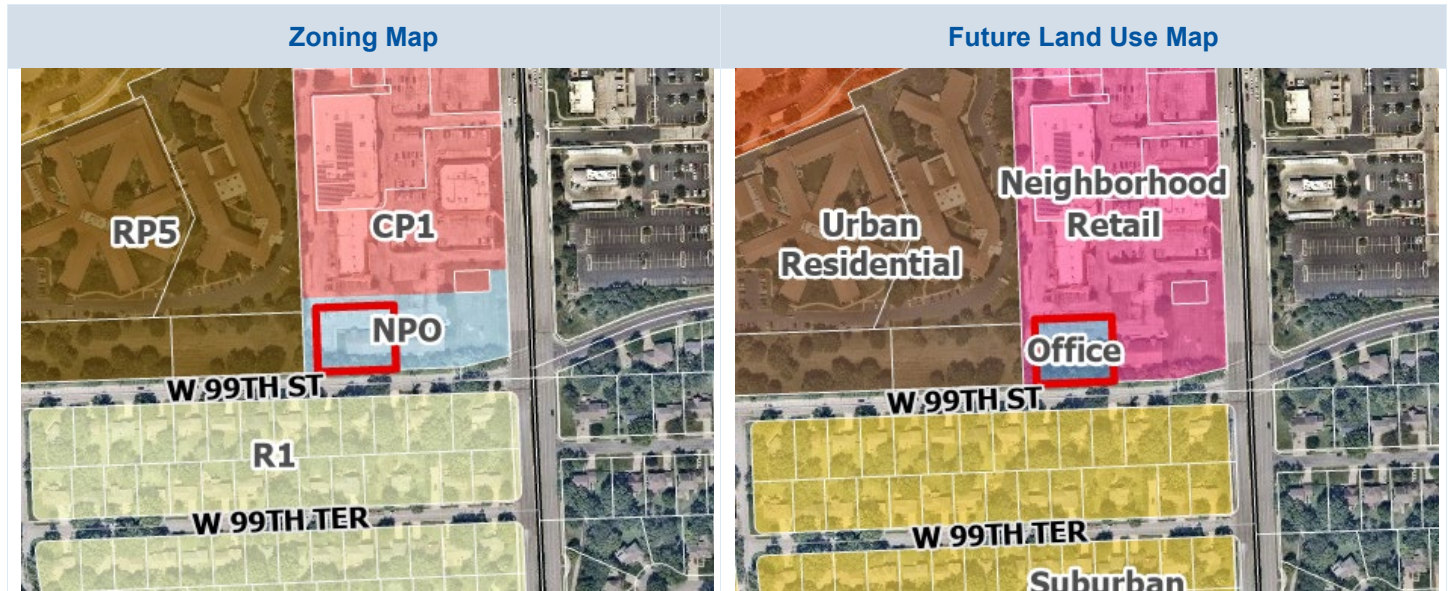


**Exhibit 2: Current conditions of subject property as seen from the parking lot.**



## LAND USE REVIEW

The subject property is zoned NP-O, Planned Neighborhood Office District. In March 2025, Kids Inn received approval for a special use permit at the site to operate a daycare for children under the daycare, commercial use as defined in the Unified Development Code (UDC). The daycare anticipates operating on Monday through Thursday from 8:00 AM to 8:00 PM and Friday and Saturday from 8:00 AM to 10:00 PM and employ five to six employees to care for approximately 45 children.

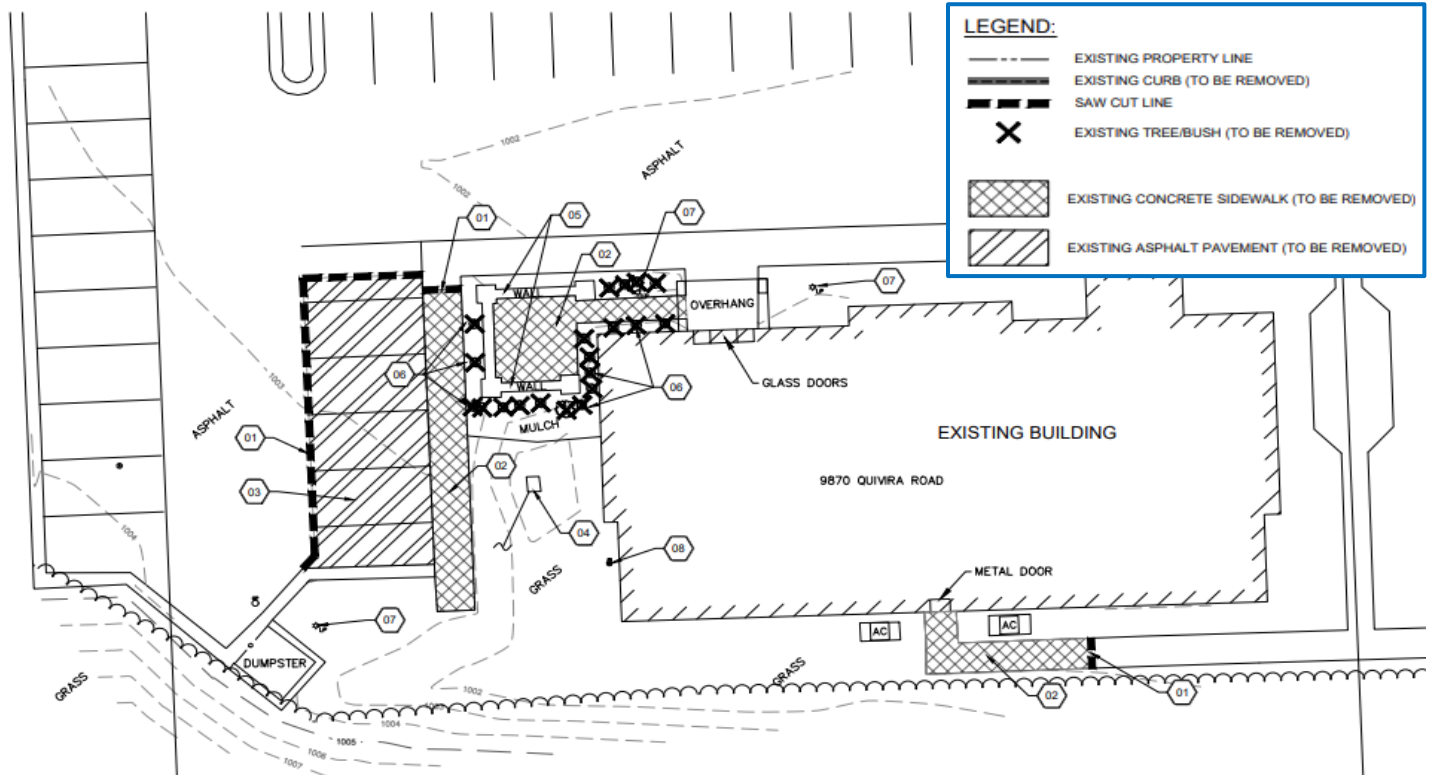


**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Office	NP-O, Planned Neighborhood Office District	Vacant
<b>North</b>	Neighborhood Retail	CP-1, Planned Neighborhood Commercial District	Retail, Restaurant, general
<b>South</b>	Suburban-Density Residential	R-1, Residential Single-Family District	Single-Family Residential
<b>East</b>	Neighborhood Retail	NP-O, Planned Neighborhood Office District, City of Overland Park	Vacant, Single-Family Residential, Retail
<b>West</b>	Urban Residential	RP-5, Planned Residential (High-Rise, High Density) District	Nursing Home, Multi-Family Residential

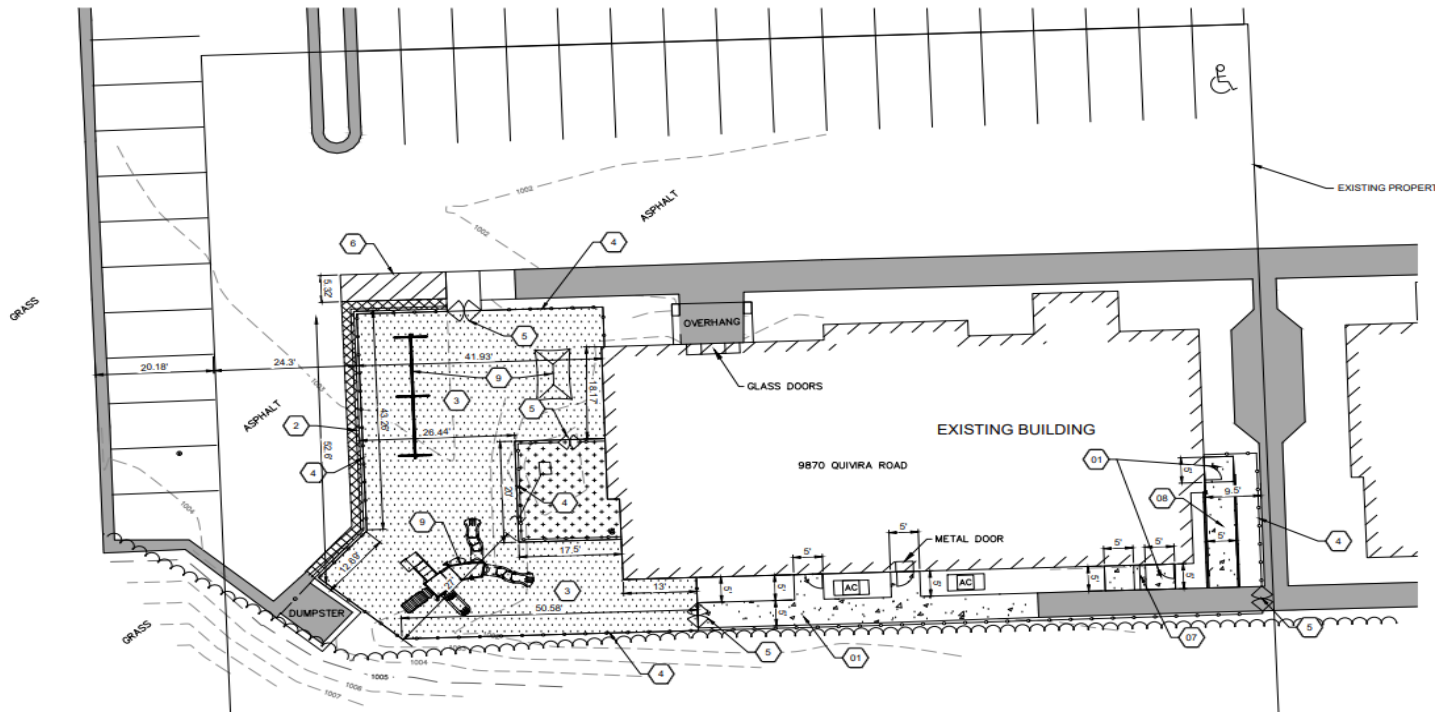
## FINAL PLAN REVIEW

The applicant proposes removing a portion of the site west of the building to construct a new outdoor play area for the daycare. Several existing site features will be removed or modified to accommodate this improvement. Six parking spaces, along with the adjacent pavement, curbing, and sidewalk, will be eliminated to provide space for the playground. In addition, an existing patio wall, columns, and surrounding trees and shrubs will be removed. A drain inlet and gas meter bank located in this area will remain in place and must be protected during and after construction. These utilities will be separately fenced and maintained with turf and landscaping.



**Exhibit 3: Diagram showing removal and protection of various elements on site.**

Following removal of the existing improvements, new site features will be installed to accommodate the playground. A 4-foot-tall chain-link fence will enclose the area from the front of the building (near the existing overhang) around the west side and toward the rear, with access maintained to the trash enclosure. Inside the fenced area, the former patio and sidewalk space will be replaced with rubberized playground surfacing over a compacted stone base, and will include a playground set, swing set, and shaded structure. The gas meter and drain inlet will remain within this area, separately fenced and protected. New curbing and guttering will be constructed along the west side where parking spaces are being removed. The playground will be accessible through gates located at both the front and rear. Additional improvements outside the fenced area include new concrete between the building and the existing landscaped swale, along with stairs and an ADA-accessible ramp at the rear and east side to improve access to this portion of the property.



**Exhibit 4: Diagram of subject property showing improvements including outdoor play area, proposed fence, new pavement, stairs, ramp, and other improvements.**

## DIMENSIONAL STANDARDS

The final plan proposes a new playground set as well as a shaded structure within the play area. The playground will be an open structure containing slides, stairs, and other elements, and measures roughly 23' x 19'. The shaded structure will also be open and measures roughly 6' x 10'. Both structures will meet the minimum setback requirement within the NP-O Zoning District, which is 15 feet. The applicant is in the process of determining the final selections for playground equipment and the plans submitted for this request depict the general layout and types of equipment that will be utilized within the outdoor play area.

## PUBLIC IMPROVEMENTS

No public improvements are proposed or required with this final plan.

## ACCESS, TRAFFIC, AND PARKING

Vehicular access to the site will be provided primarily from the east, with two existing access points from Quivira Road and an additional access point from 97th Street to the north. Traffic circulation will be accommodated through the staggered drop-off and pick-up nature of the daycare's operations.

As shown in Table 2, Staff evaluated available parking against the Unified Development Code (UDC) requirements. The site previously contained 22 spaces; six will be removed with this final plan, leaving a total of 16 spaces, including one designated ADA space.

Per the UDC, daycare facilities must provide one parking space per 10-person capacity plus one space per employee. The proposed capacity of 45 children equates to 5 required spaces (rounded from 50), and five to six employees will require an additional 6 spaces, for a total of 11 required spaces. The site therefore meets code with 16 spaces provided.



Staff finds that the loss of six spaces will not negatively impact parking availability, as the operational model relies on short-term drop-off and pick-up activity rather than long-term vehicle storage.

**TABLE 2: PARKING REQUIREMENT**

Land Use	Parking Formula	Required Parking	Provided Parking	ADA Spaces	Difference
Daycare, commercial	1 space per 10-person capacity (plus 1 space per employee)	11	16	1	+5

## STORMWATER

There are no known impacts related to stormwater with this final plan. It should be noted that there are sinkholes in the parking lot north of this property related to the failure of private storm drains underneath that private property, but there is no known connection to the property involved in this final plan or the City's public stormwater system. It is staff's understanding that repairs to the property containing the sinkholes will commence soon and are being performed by the owner of that private property.

## 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.

## LIGHTING

Protection will be installed for the existing light pole near the front façade of the building as part of this final plan.

## LANDSCAPING

Various trees and bushes to the west of the building, where the majority of improvements to the site are occurring, will be removed to accommodate the new play area. No new landscaping elements are proposed. The swale and accompanying trees towards the rear of the property will continue to act as a landscape and noise buffer from 99<sup>th</sup> Street and the residential area to the south.

## TRASH ENCLOSURE

Currently, the existing trash enclosure does not meet the screening requirements of the UDC. The existing trash enclosure is not fully enclosed by front gates and does not contain a receptacle for trash. The litter in the existing enclosure will need to be removed and a receptacle will need to be added. A fence or wall at least 6 feet in height will be required to screen the enclosure, and it must be compatible in material and color with the primary building on the property. This improvement is a recommended condition of approval for this final plan.

*At Right: Exhibit 5: Image of existing trash enclosure.*

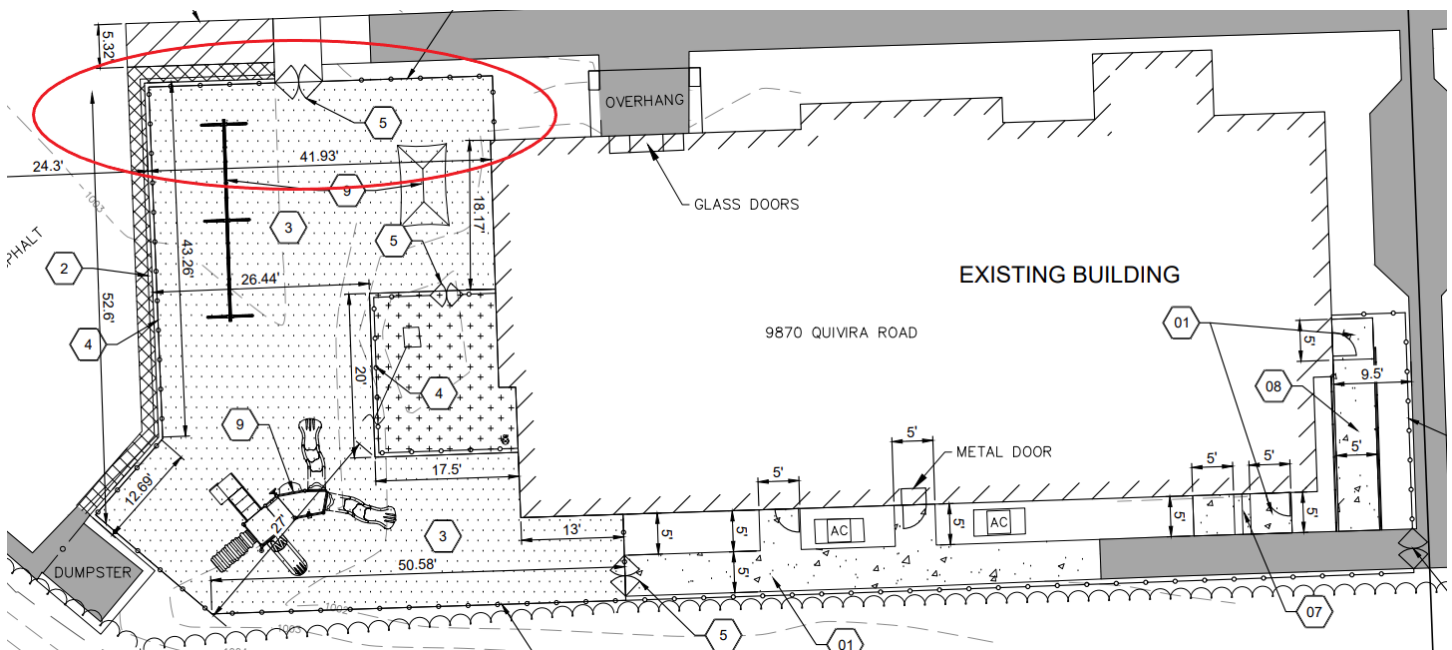


## DEVIATIONS

The applicant requests a deviation to allow the proposed fence to extend 7 feet 10 inches beyond the front wall of the building. The UDC generally restricts fences from extending past the front wall of a building; however, the requested extension would expand the outdoor play area, enabling the daycare to meet state requirements for outdoor space and maintain the enrollment capacity originally approved through the SUP. Without the deviation, the business may be required to reduce enrollment.

### TABLE 3: DEVIATION REQUEST

Code Requirement	Deviation Request
Front Yard: Fence cannot be closer to the front property line than the front wall of the constructed building	<b>Request to extend fence 7'-10" past the front wall of the constructed building</b>



***Exhibit 6: Plan showing proposed fence, including the portion of fence that will require a deviation (circled in red).***

**a. Purpose and intent of the Code.**

The intent of the UDC is to preserve and improve the public health, safety, and general welfare of the citizens of Lenexa, and to implement the official Comprehensive Plan for the City of Lenexa (Section 4-1-A-2). The fence code maintains aesthetic and safety standards to balance the needs and desires of the property owner with the surrounding neighborhood. The request to extend the fence is minor in nature and benefits the property by increasing the open space and play area for the children. A striped area and sidewalk is planned near the front of this extended area to prevent cars from coming too close to the fence for pick-up. Staff does not anticipate adverse impacts to public health, safety, or welfare from the deviation request, nor does Staff believe the deviation would compromise the intent of the fence code.

**b. Impact on adjacent properties.**

The fence extension would expand the proposed play area but remain within the boundaries of the Kids Inn property. It does not impact parking at the site beyond what has already been proposed to be removed and would not hinder circulation around the parking lot. Given the small scale of fence extension proposed, Staff's opinion is that there is no major impact to adjacent properties.

**c. Safety.**

The proposed fence extension increases safety by enlarging the children's play area and creating greater separation from traffic circulation within the lot. The 4-foot-tall chain-link fence will surround the west side and rear of the property, with the extension to the north creating a barrier between the playground and the parking lot. Staff's opinion is that the safety criteria is met.

**d. Unique site conditions and constraints.**

The site has a relatively small rear yard burdened by a rear swale. The proposed play area in this plan contains a utility meter and drainage inlet that will require separate fencing to close off from the playground equipment. These are both site constraints that reduce the total play area available to children at the site. Adequate outside play area is required by the State to accommodate more children within a daycare business and the deviation allows the business owner to extend the play area in a safe and unique way. Staff's opinion is that these constraints justify the fence extension beyond the face of the building.

**e. Promotion of high quality or unique design.**

Although chain-link fencing is not considered a high-quality material, it is functional for a daycare facility and provides necessary visibility for staff supervising children. In this case, the practical function of the fence as a protective barrier outweighs aesthetic considerations. Staff finds that this criterion is met.

**f. Character of the neighborhood.**

The site is surrounded by office and retail uses, most of which do not require or utilize fencing. However, fencing is a necessary safety requirement for the daycare play areas. The proposed fence adequately serves this purpose and would not be out of character for a daycare. The fence will not negatively impact circulation or site operations. In fact, the fence extension may improve pick-up and drop-off circulation. Staff's opinion is that this criterion is met.

## SUMMARY OF FINDINGS

Staff finds that the proposed fence extension meets the review criteria for deviations. The request is minor in scope, addresses site-specific constraints, and improves the safety and functionality of the daycare play area without negatively impacting adjacent properties or the surrounding neighborhood. Staff supports approval of the deviation.

## NEXT STEPS

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



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## RECOMMENDATION FROM PROFESSIONAL STAFF

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★ **Staff recommends approval of the proposed Revised Final Plan for Kids Inn Childcare Center.**

- The proposed final plan will introduce a new play area and other pavement, walkability, and safety improvements to create a more cohesive daycare site.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create a *Thriving Economy* and *Inviting Places*.

### REVISED FINAL PLAN

Staff recommends **APPROVAL** of PL25-12FR – **Kids Inn Childcare** for a revised final plan at 9870 Quivira Road, with the following condition:

1. The existing trash enclosure shall meet the screening and buffering requirements of the Unified Development Code (UDC) for trash receptacles and work shall be completed 60 days following approval of this final plan.



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

## Kids Inn Childcare Revised Final Plan



0 75 150 300 Feet





**SITE DEVELOPMENT PLANS**  
LENEXA, JOHNSON COUNTY, KANSAS  
SECTION 14, T13S, R24E  
DATE: 0/3/2025

SECTION 14, T13S, R24E



## 1 OF 6



Engineering beyond

8455 College Boulevard  
Overland Park, KS 66210  
816.777.0400  
weareown.com

FORMERLY ANDERSON ENGINEERING

**KIDS INN  
SITE DEVELOPMENT  
PLAN**

9870 QUIVIRA ROAD  
LENEXA, KS

## REVISIONS

[illegible]

### DRAWING INFORMATION

PROJECT NO: 25KC10023

DRAWN BY: JAB

[illegible]

CHECK BY: JWB

ISSUED DATE:



ISSUED BY: JEFFREY W. BARTZ, PE

LICENSE NO: 168 00000

A licensed Kansas  
Engineering Corporation  
COA# E-137

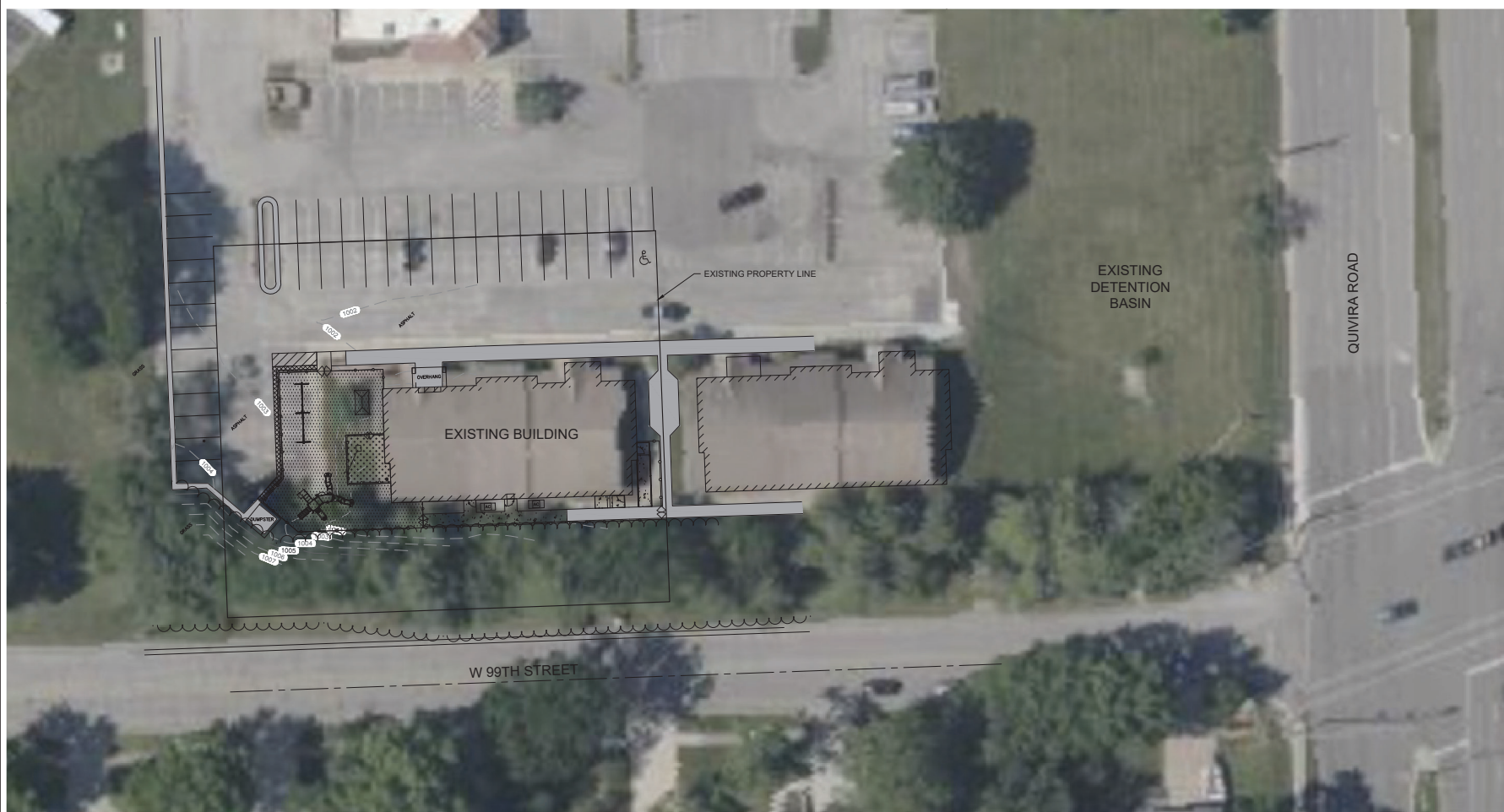
## SHEET TITLE

## SITE PLAN

SHEET NUMBER

C101

4 OF 6



SITE DATA:

SITE  
LOT AREA: 26,765 SF (0.61 AC)  
CHANGE IN IMPERVIOUS AREA: -985 SF (DECREASE)

**BUILDING**  
EXISTING FLOOR AREA: 4,608 SQ. FT.  
PROPOSED FLOOR AREA: 4,608 SQ. FT.

**PARKING**  
**EXISTING PARKING :** 23 STALLS (1 ADA)  
**REQUIRED PARKING:** 1 STALL PER 10 CAPACITY + 1 STALL PER EMPLOYEE  
 CAPACITY = 45 STUDENTS = 5 STALLS  
 EMPLOYEES = 8 = 8 STALLS  
 TOTAL REQUIRED = 13 STALLS  
**PROPOSED PARKING:** 17 STALLS (1 ADA)

PROPOSED PARKING:

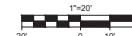
**ZONING**  
**EXISTING:** NPO (PLANNED NEIGHBORHOOD OFFICE)  
**PROPOSED:** NPO (PLANNED NEIGHBORHOOD OFFICE)

LEGEND

	PROPERTY LINE
	EX./PROP. RIGHT-OF-WAY
	CURB AND GUTTER (LENEXA TYPE B)
	CURB AND GUTTER (LENEXA TYPE B - DRY)
	RETAINING CURB AND GUTTER



PROP. CONCRETE SIDEWALK  
PROP. PLAYGROUND SURFACING  
PROP. LANDSCAPE GRASS



# FIRE MARSHAL DATA

THE PROJECT IS A RENOVATION OF AN EXISTING 4,895 SQUARE FOOT FACILITY FOR A NEW LICENSURE FOR KIDS INN CHILD CARE CENTER LOCATED AT 9670 S. QUINCY RD, LENEXA, KS 66215.

ADDITIONAL APPLICABLE CODES PER KANSAS STATE FIRE MARSHAL  
 IBC 2006 IFC 2006 IAS 22-2.7.2022  
 UNIFORM REPRESENTATIVE:  
 MRS. CHRISTINA FORD  
 400 W. CHILLI CARE CENTER LLC  
 4713 GREEN OAKS DRIVE  
 COLLEVILLE, TX 76044

PLANS WERE DEVELOPED AND SUBMITTED BY THE DESIGNER OF RECORD:  
 BLAXTON KUBIK DODD DESIGN COLLECTIVE  
 7101 E. NATIONAL, SUITE 300  
 SPRINGFIELD, MO 65807  
 P: 417.890.5843  
 F: 417.890.5863

RESPONDING FIRE DEPARTMENT:  
 LENEXA FIRE DEPARTMENT  
 9620 PULASKI RD  
 LENEXA, KS 66219

BUILDING INSPECTION DEPARTMENT:  
 LENEXA CITY HALL  
 17101 W. 87TH ST. HWY  
 LENEXA, KS 66219

OCCUPANT LOAD PER IBC 2006 AND IAS 22-2.7.2022:  
 TOTAL OF 79 OCCUPANTS BASED ON 9 OCCUPANCY REQUIREMENT OF 100 SF / OCCUPANT AND  
 1 OCCUPANCY OF 35 SF / OCCUPANT. REFER TO LIFE SAFETY PLAN.

HEIGHT LIMITATIONS:  
 SECTION 506.2 - 1" EDUCATIONAL USE BUILDING  
 ALLOWABLE: 1 STORY, 48'-0" FOR NON-SPRINKLERED BUILDING  
 ACTUAL: 1 STORY 26'-0" TOTAL HEIGHT (TO EXISTING ROOF PEAK)

AREA LIMITATIONS:  
 SECTION 506.2 - 1" EDUCATIONAL USE BUILDING  
 ALLOWABLE: 9,500 S.F. FLOOR MAX. PERMITTED FOR TABLE 506.2  
 ACTUAL: 1 STORY 4,895 S.F. FOR EXISTING CONSTRUCTION

FIRE RESISTANCE RATINGS:  
 SECTION 601 - FIRE RESISTANT RATINGS OF STRUCTURAL ELEMENTS BASED ON CONSTRUCTION TYPE 5B

MEANS OF EGRESS:  
 SECTION 103.1 - MEANS OF EGRESS SEE BLDG EGRESS & CODE COMPLIANCE PLANS FOR REQUIRED EGRESS WIDTH CALCULATIONS.

EXIT LIGHTS:  
 SECTION 103.1 - EXIT LIGHTS SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND EXIT LIGHT LOCATIONS.

SMOKE DETECTORS:  
 SECTION 907.2.1 - SMOKE DETECTORS COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 70 FT FOR 1" OCCUPANCY AREAS. NO COMMON PATH OF EGRESS LIMITATIONS ARE EXCEEDED. SEE CODE COMPLIANCE PLAN.

TRAVEL DISTANCE:  
 SECTION 103.1 - TRAVEL DISTANCE TABLE 103.1.2.1 - 200' MAX. EXIST. TRAVEL DISTANCE (W/OUT FIRE SPRINKLER). NO EXIST. TRAVEL DISTANCES ARE EXCEEDED. SEE CODE COMPLIANCE PLAN.

NO DEAD-END CORRIDORS:  
 SECTION 103.1 - NO DEAD-END CORRIDORS IN 1" OCCUPANCY AREAS. SHALL NOT EXCEED 20' NO DEAD-END CORRIDORS EXCEEDED.

EXIT ARRANGEMENTS:  
 SECTION 103.1 - EXIT ARRANGEMENTS SEE BLDG EGRESS & CODE COMPLIANCE PLANS FOR EXITS & ARRANGEMENTS. MIN. NO. OF EXITS REQUIRED: TWO (2) PROVIDED: TWO (2)

ACCESIBILITY:  
 SECTION 103.1 - ACCESIBILITY SEE BUILDING EGRESS PLANS. SEE SITE PLAN FOR ACCESSIBLE PARKING SPACES PROVIDED. SEE FLOOR PLANS SHOWING ACCESSIBLE CLIMATEMAID & WELCOME REQUIRED.

STAIRS:  
 SECTION 103.1 - STAIRS 40% OF ALL ENTRANCES REQUIRED TO BE ACCESSIBLE. SEE BUILDING EGRESS PLANS - 40% OF ALL ENTRANCES 40% ARE ACCESSIBLE.

OUTDOOR SPACES:  
 TABLE 103.1 - 1" OCCUPANCY AREAS SEE BLDG EGRESS & CODE COMPLIANCE PLANS FOR REQUIRED OUTDOOR SPACES. SEE SITE PLAN FOR ACCESSIBLE PARKING SPACES PROVIDED.

PLUMBING FIXTURES:  
 SECTION 103.1 - PLUMBING FIXTURES ARE REQUIRED. SEPARATE FACILITIES SHALL BE PROVIDED FOR EACH SEX.

TOILETS:  
 SECTION 103.1 - WHERE A BUILDING OR TENANT SPACE PROVIDES A SEPARATE TOILET FACILITY FOR EACH SEX AND EACH TOILET FACILITY IS REQUIRED TO HAVE ONLY ONE WATER CLOSET. TWO FAMILY / ASSISTED-USE TOILET FACILITIES SHALL BE PROVIDED TO SERVE AS THE REQUIRED SEPARATE FACILITIES. FAMILY OR ASSISTED-USE TOILET FACILITIES SHALL NOT BE REQUIRED TO BE IDENTIFIED FOR EXCLUSIVE USE BY EITHER SEX AS REQUIRED BY SECTION 2902.4.

WATER CLOSETS:  
 SECTION 103.1 - REQUIRED: 1 PER 10 OCCUPANTS. TOTAL OCCUPANCY = 133 (8) = 4 REQUIRED; PROVIDED = 3 PER IBC 2006 SECTION 424.01 (1) WATER CLOSET IS SUBSTITUTED WITH A URINAL.

LAVATORIES:  
 SECTION 103.1 - REQUIRED: 1 PER 10 OCCUPANTS. TOTAL OCCUPANCY = 133 (8) = 4 REQUIRED; PROVIDED = 5 (INCLUDING 2 HAND WASH SINKS)

DRINKING FOUNTAINS:  
 SECTION 103.1 - REQUIRED: 1 PER 100 = 2 REQUIRED; PROVIDED: 2

SERVICE SINKS:  
 SECTION 103.1 - REQUIRED: 1 PROVIDED: 1

NOT SHOWN:  
 REFER TO CIVIL DRAWINGS.

REFERENCED SUBMITTALS:  
 - FIRE ALARM SYSTEM

NOTE:  
 ALL FIRE ALARM PANELS, DEVICES, ETC ARE SHOWN FOR REFERENCE. FINAL LOCATIONS SHALL BE AS DESIGNED BY FIRE ALARM CONTRACTOR. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

LEGEND:  
 EXIT LIGHT  
 EMERGENCY LIGHT  
 SMOKE DETECTOR  
 MANUAL FIRE ALARM PULL STATION  
 FIRE ALARM STROBE & HORN  
 FIRE ALARM CONTROL PANEL  
 FIRE ALARM ANNUNCIATOR PANEL

LEGEND:  
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# BUILDING CODE DATA

BASED ON IBC 2018 (INTERNATIONAL BUILDING CODE) KANSAS FIRE PREVENTION CODE  
 IBC 2018 IFC 2018 IAS 22-2.7.2022 EDITION  
 2018 ADA WITH 2018 AMENDMENTS IBC 2018 ICCAD A11.7.1.2009 IFC 2018

BUILDING INFORMATION:  
 THE PROJECT CONSISTS OF THE RENOVATION OF A ONE STORY BUILDING WITH 10 TENANT:  
 TOTAL SF = 4,495 SF

USE GROUP:  
 SECTION 506.2 - 1" BUSINESS USE - OFFICE & PREP AREAS  
 SECTION 506.2 - 1" EDUCATIONAL USE - ALL OTHER AREAS

OCCUPANT LOAD PER IBC 2006:  
 TOTAL OF 79 OCCUPANTS BASED ON 9 OCCUPANCY REQUIREMENT OF 100 SF / OCCUPANT AND  
 1 OCCUPANCY OF 35 SF / OCCUPANT.

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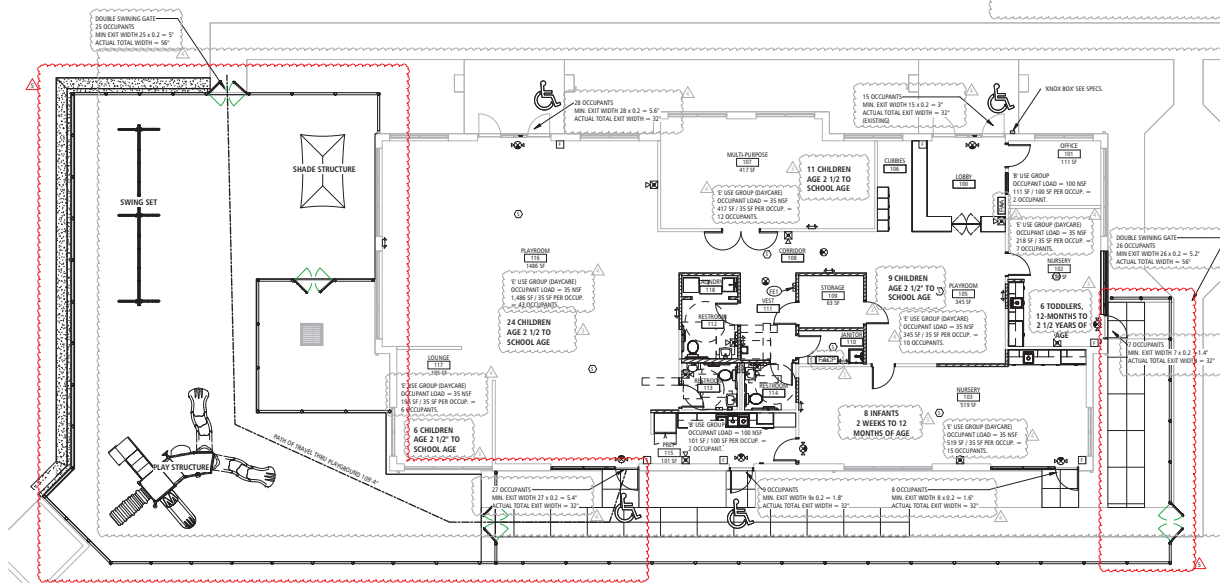
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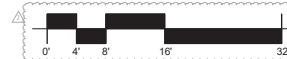
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LEGEND:  
 EXIT LIGHT  
 EMERGENCY LIGHT  
 SMOKE DETECTOR  
 MANUAL FIRE ALARM PULL STATION  
 FIRE ALARM STROBE & HORN  
 FIRE ALARM CONTROL PANEL  
 FIRE ALARM ANNUNCIATOR PANEL



# LIFE SAFETY PLAN

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



BUXTON KUBIK DODD  
 3101 S. NATIONAL AVENUE, SUITE 300  
 SPRINGFIELD, MO 65807  
 PHONE: 417.890.5843 FAX: 417.890.5863  
 MODERN CERTIFICATE OF AUTHORITY NO. A-200002024

PROJECT:  
 RENOVATIONS FOR:  
 KIDS INN - LENEXA, KS



LOCATION:  
 9670 S. QUINCY RD  
 LENEXA, KANSAS

CONSULTANTS:  
 MECHANICAL/ELECTRICAL ENGINEERING  
 BUXTON KUBIK DODD  
 3101 S. NATIONAL AVENUE, SUITE 300  
 SPRINGFIELD, MISSOURI 65807

CIVIL ENGINEER:  
 OWN INC  
 8405 COLLEGE BLVD  
 OVERLAND PARK, KS 66210

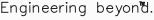
MODIFICATIONS:  
 1. ADDENDUM #1 07/24/2025  
 2. ADDENDUM #2 08/27/2025  
 3. ADDENDUM #3 09/29/2025  
 4. ADDENDUM #4 09/29/2025  
 5. ADDENDUM #5 09/29/2025

CONSTRUCTION DOCUMENTS



THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY  
 Project No. 802-2008 Drawn By: Date: 5.27.2025

G1-0  
 LIFE SAFETY PLAN



8455 College Boulevard  
Overland Park, KS 66210  
816.777.0400  
weareown.com

FORMERLY ANDERSON ENGINEERING

**KIDS INN  
SITE DEVELOPMENT  
PLAN**

9870 QUIVIRA ROAD  
LENEXA, KS

[illegible]

### DRAWING INFORMATION

PROJECT NO: 25KC10023

DRAWN BY: JWB

CHECK BY: JWR

SUED DATE: 9/22/2025

FIELD BOOK:



ISSUED BY: JEFFREY W. BARTZ, PE

LICENSE NO: KS 26066

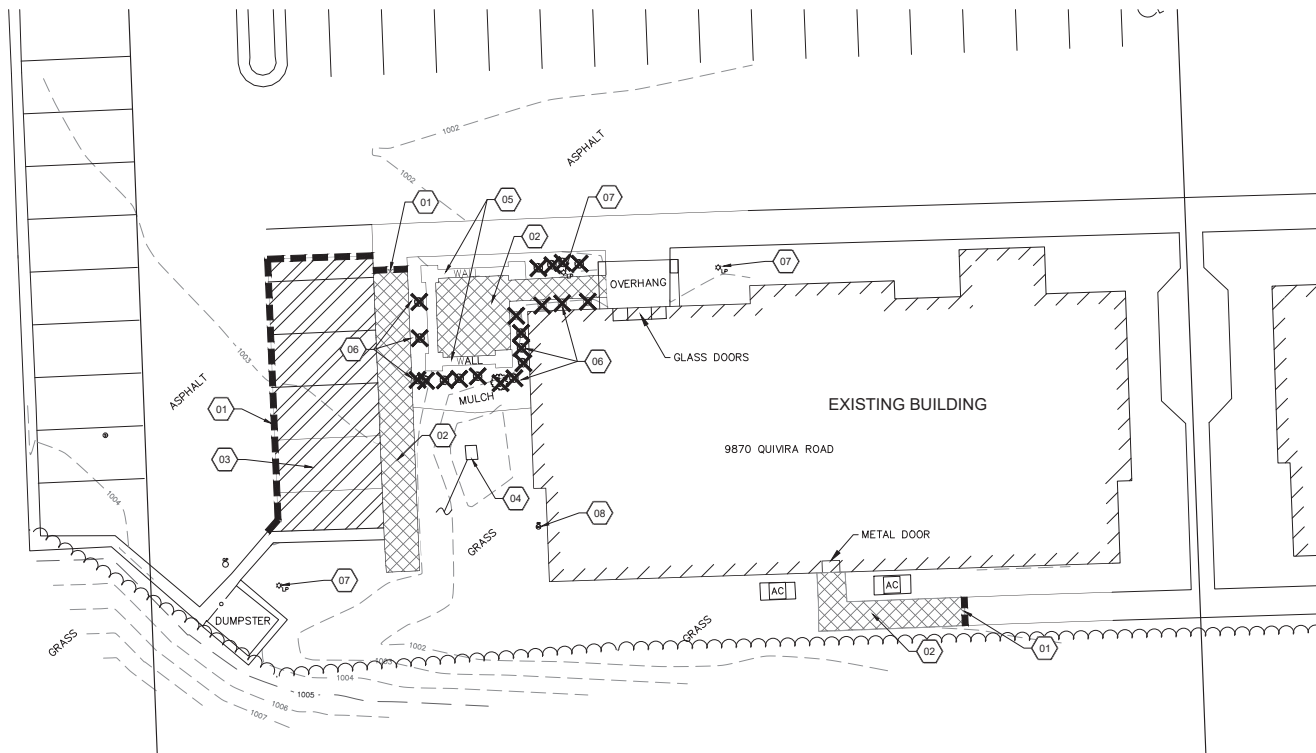
A licensed Kansas  
Engineering Corporation  
COA# E-137

SHEET TITLE  
**EXISTING  
CONDITIONS &  
DEMOLITION  
PLAN**

SHEET NUMBER

C050







2 OF 6



KEY NOTES:

- |    |  |
|----|--|
| 01 | SAW CUT EXISTING PAVEMENT, SIDEWALK, & CURB<br>REMOVE EXISTING PAVEMENT, SIDEWALK, & CURB AS SHOWN ON PLANS.                               |
| 02 | REMOVE EXISTING CONCRETE SIDEWALK<br>REMOVE EXISTING CURB OF 813 OF FULL DEPTH CONCRETE SIDEWALK AS SHOWN ON PLANS.                        |
| 03 | REMOVE EXISTING ASPHALT PAVEMENT<br>REMOVE AND DEPOSE OF 813 OF FULL DEPTH ASPHALT PAVEMENT.   |
| 04 | PROTECT EXISTING DRAIN INLET<br>DRAIN INLET TO REMAIN IN USE DURING CONSTRUCTION. CONTRACTOR TO PROTECT INLET FROM ANY DEBRIS OR BLOCKAGE. |
| 05 | REMOVE EXISTING PATIO WALL & COLUMNS<br>REMOVE AND DEPOSE OF EXISTING BLOCK WALL AND COLUMNS.  |
| 06 | REMOVE EXISTING LANDSCAPING<br>COORDINATE EXISTING LANDSCAPING REMOVAL WITH LANDSCAPE ARCHITECT. RE-LANDSCAPE PLANS.                       |
| 07 | PROTECT EXISTING LIGHT POLE<br>PROTECT EXISTING LIGHT POLE AS SHOWN ON PLANS.  |
| 08 | PROTECT EXISTING GAS METER BANK<br>PROTECT EXISTING METER BANK AS SHOWN ON PLANS.  |

LEGEND:

-  EXISTING PROPERTY LINE  
 EXISTING CURB (TO BE REMOVED)  
 SAW CUT LINE  
 EXISTING TREE/BUSH (TO BE REMOVED)  
 EXISTING CONCRETE SIDEWALK (TO BE REMOVED)  
 EXISTING ASPHALT PAVEMENT (TO BE REMOVED)

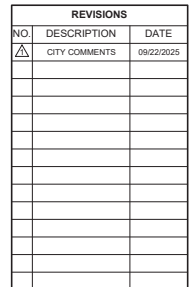
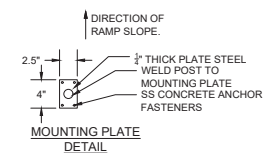
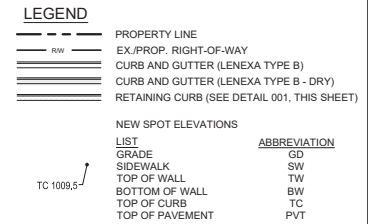


1"=10'

10' 0 5' 10'





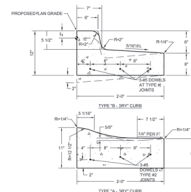


SHEET NUMBER  
**C200**  
5 OF 6

- [illegible]

REVISED DATE: 01/25		 B A N I A S	2016
DETAILED: BKC			D. 1
APPROVED: —			
GENERAL NOTES			

- NOTES:
1. ALL CONCRETE SHALL BE CURE-48
  2. ALL JOINTS WITH EXISTING CURB SHALL BE TYPE 2 JOINTS.
  3. A TYPE 1 JOINT SHALL BE PLACED AT ALL CURB RETURNS AND EVERY 100'
  4. A TYPE 1 JOINT SHALL BE PLACED AT 10' CENTERS.
  5. TYPE 'E' CURB SHALL NOT BE USED WITHOUT APPROVAL OF THE ENGINEER.
  6. A NEW CURB SHALL BE PLACED TO CORRECT TO BRING SUBGRADE TO PROPER ELEVATION. (IF MADE)
  7. IN TRANSITIONS, WATER SHALL FLOW FROM THE OUTER OF TYPE 'E' CURB TO THE 'P' OF TYPE 'A' GRY CURB AT 0.5% MIN. SLOPE.
  8. A 'TOO' JOINT SHALL BE PLACED



**TYPE 1**

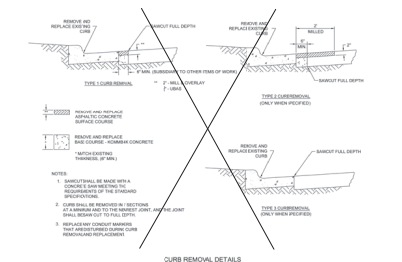
NOTE:  
 1. TYPE 1 JOINTS MAY BE CONSTRUCTED WITH A CONCRETE JOINT FORM. A JOINTING BUMP AFTER THE CONCRETE IS SET.  
 2. TYPE 1 JOINTS SHALL BE PLACED AT 400 MM ON CENTER

**TYPE 2**

NOTE:  
 1. TYPE 2 JOINTS SHALL BE CONSTRUCTED WITH A JOINTING BUMP AFTER THE CONCRETE IS SET.  
 2. TYPE 2 JOINTS SHALL BE PLACED AT 400 MM ON CENTER

**TYPE 3**

NOTE:  
 1. TYPE 3 JOINTS SHALL BE PLACED AFTER THE CONCRETE IS SET.  
 2. TYPE 3 JOINTS SHALL BE PLACED AFTER THE CONCRETE IS SET.



[www.lenexa.com](http://www.lenexa.com)  
 VISED DATE: 01/25  
 TALKED: BKC  
 APPROVED: —  
**Lenexa**  
 K A N S A S  
 CURB & GUTTER AND JOINT DETAILS  
 SHEET 2-04

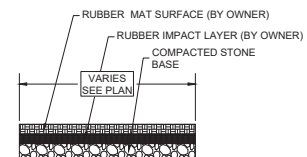
4" PORTLAND CEMENT CONCRETE

4" GRANULAR SUBBASE

VARIES SEE PLAN

6" MIN. 95% COMPACTED SUBGRADE

1. DETAIL FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL ON RUBBER MAT SURFACE.



SHAPE, SIZE AND WEIGHT REQUIREMENTS FOR FENCE POSTS AND RAILS			
ITEM	SHAPE	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
**			
TERMINAL POSTS	ROUND *ROUND	2.375 2.375	3.65 3.12
LINE	ROUND	1.90	2.72
POSTS	*ROUND	1.90	2.28
TOP & RAILS	ROUND *ROUND	1.66 1.66	2.27 1.84

\*\* GRADE B HIGH STRENGTH STEEL  
 \*\* INCLUDES END, CORNER, ANGLE, INTERSECTION AND  
 INTERMEDIATE BRACE POSTS

GATE FRAME MEMBERS SIZE AND WEIGHT		
GATE FRAME	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
ROUND	1.66	2.27
*ROUND	1.66	1.84

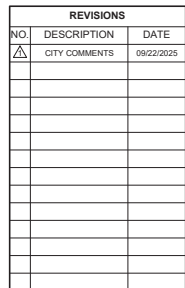
\* GRADE B HIGH STRENGTH STEEL

GATE POST SIZE AND WEIGHT		
GATE LEAF WIDTH OF 6 FT. OR LESS	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
ROUND	2.875	5.79
*ROUND	2.875	4.64

\* GRADE B HIGH STRENGTH STEEL

1. MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
2. ALL POSTS SHALL BE INSTALLED VERTICALLY. WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
3. THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH, VINYL COATED. REFER TO ARCHITECTURAL PLANS FOR COLOR AND ADDITIONAL DETAILS.

003 VINYL COATED CHAIN LINK FENCE DETAIL  
NOT TO SCALE



SHEET TITLE

**C500**  
6 OF 6





**BUXTON KUBIK DODD**  
DESIGN COLLECTIVE

September 29, 2025

City of Lenexa – Community Development  
c/o Mr. Noah Vaughn, Planning Specialist  
City of Lenexa, Kansas  
17101 W 87<sup>th</sup> Street Parkway  
Lenexa, KS 66219

**RE: Kids Inn Child Care Center 9870 Quivera, Rd**

Dear Mr. Vaughn,

This letter is to request a deviation Lenexa City Code and Polices, section 4-1-B-24-f-5-c, Deviations from Strict Compliance.

We are requesting a deviation for the fence parallel to the front of the building to be extended to approximately 7'-10" out from the face of the existing building. This will set the fence at the edge of the existing sidewalk that separates the proposed outdoor play area to be approximately 8'-0" from the parking lot. This fence location will allow the proposed outdoor play area to be 2,520 sf that is required for the number of kids to be served. It would have no impact on the adjacent property as it addresses the parking area. Currently, the site drainage area inlet and utility meter will need to be partitioned off from the play areas, reducing the open area in the main body of the playground and adjusting the location of the fence would allow for a larger main play area which provided better supervision. The playground surface will be a pervious, low maintenance, rubberized surface that will extend to the fence on all directions and having the fence adjacent to the sidewalk will reduce grounds maintenance and present a well-maintained lot. This intern will help to enhance the character of the surrounding area.

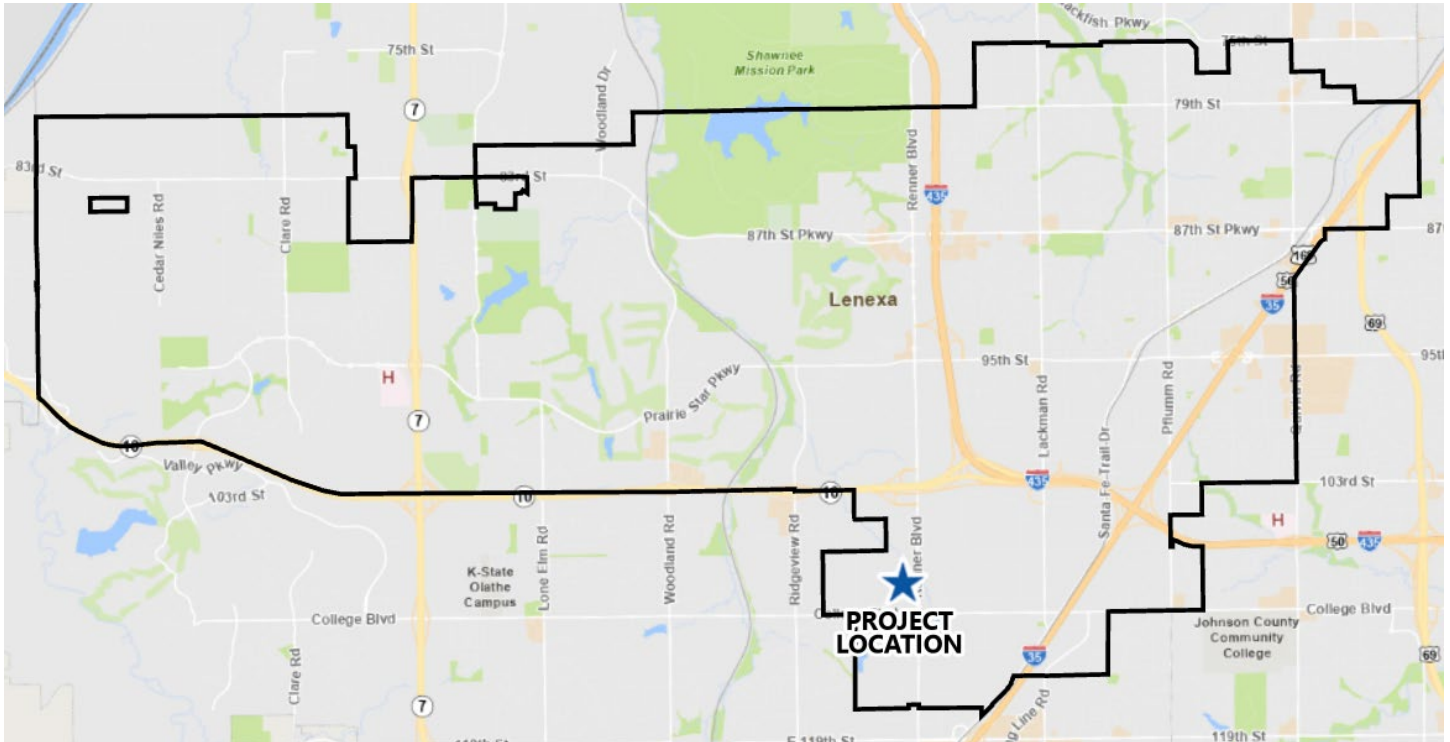
We appreciate your considerations and please let us know if there are any questions or comments or if we need to provide any additional information.

Sincerely,

Wade Lininger, Senior Architect NCARB, AIA

## LENEXA LOGISTICS CENTRE NORTH 6<sup>TH</sup> PLAT

<b>Project #:</b>	PT25-09F	<b>Location:</b>	17200 College Boulevard
<b>Applicant:</b>	Curtis Holland, Polsinelli	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	James Molloy	<b>Proposed Use:</b>	Wholesale/Warehousing



### PROJECT SUMMARY

The applicant requests approval of a final plat for one 17.29-acre lot on property north of College Boulevard between Mill Creek Road and Renner Boulevard for future wholesale/warehousing development. The proposed final plat creates Lot 6 within the 148-acre Lenexa Logistics Centre development and dedicates right-of-way for future Britton Street. The plat also includes dedication of street right-of-way for Britton Street. The final plat is consistent with the preliminary plat. This project does not require a public hearing. A final plan (PL25-05FS) for the site is being reviewed administratively and is consistent with the final plat.

**STAFF RECOMMENDATION: APPROVAL**

## SITE INFORMATION

This site was annexed into the City of Lenexa in 1989, at which time it was zoned and utilized as agricultural land. It was subsequently rezoned to BP-2 in 2018 as part of the larger Lenexa Logistics Centre North rezoning (RZ18-13), which included a total of 148 acres in the adjacent vicinity, with original plans to build eight warehouse buildings. Separate plats and plan approvals were conducted for lots within the development since the 2019 rezoning was approved.

**TABLE 1: PREVIOUS APPLICATIONS**

Project No.	Type	Project Name	Date Approved
<b>RZ18-13</b>	Rezoning	Lenexa Logistics Centre North	September 30, 2019
<b>PL19-13P</b>	Preliminary Plan/Plat	Lenexa Logistics Centre North	September 30, 2019

**LAND AREA (AC)**  
17.293

**BUILDING AREA (SF)**  
202,236

**CURRENT ZONING**  
BP-2

**COMP. PLAN**  
Business Park



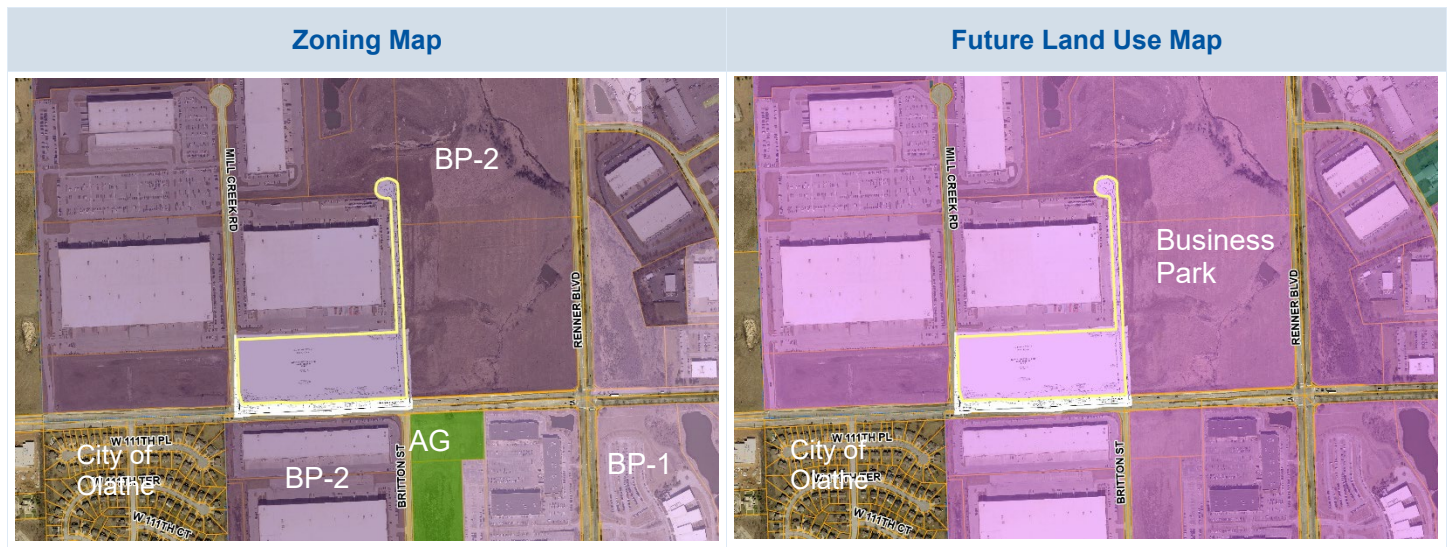
**Exhibit 1: Aerial Image of Subject Site**



## LAND USE REVIEW

The proposed use of the property is a wholesale/warehousing building; however, specific tenants have not yet been identified. The property is currently zoned BP-2 and the Future Land Use classification is Business Park. Wholesale/warehousing, general is an allowable use within the BP-2 Zoning District. The proposed use is consistent with the current zoning and the City's Comprehensive Plan.

Almost all surrounding uses are office or wholesale/warehousing, general. Other uses in the area include undeveloped/agricultural land to the south and east.



**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Business Park	BP-2, Planned Manufacturing District	Undeveloped Land
<b>North</b>	Business Park	BP-2, Planned Manufacturing District	Industrial/Warehouse
<b>South</b>	Business Park	AG, Agricultural and BP-2, Planned Manufacturing Districts	Industrial/Warehouse, Undeveloped Land
<b>East</b>	Business Park	BP-2, Planned Manufacturing District	Undeveloped Land
<b>West</b>	Business Park	BP-2, Planned Manufacturing District	Undeveloped Land

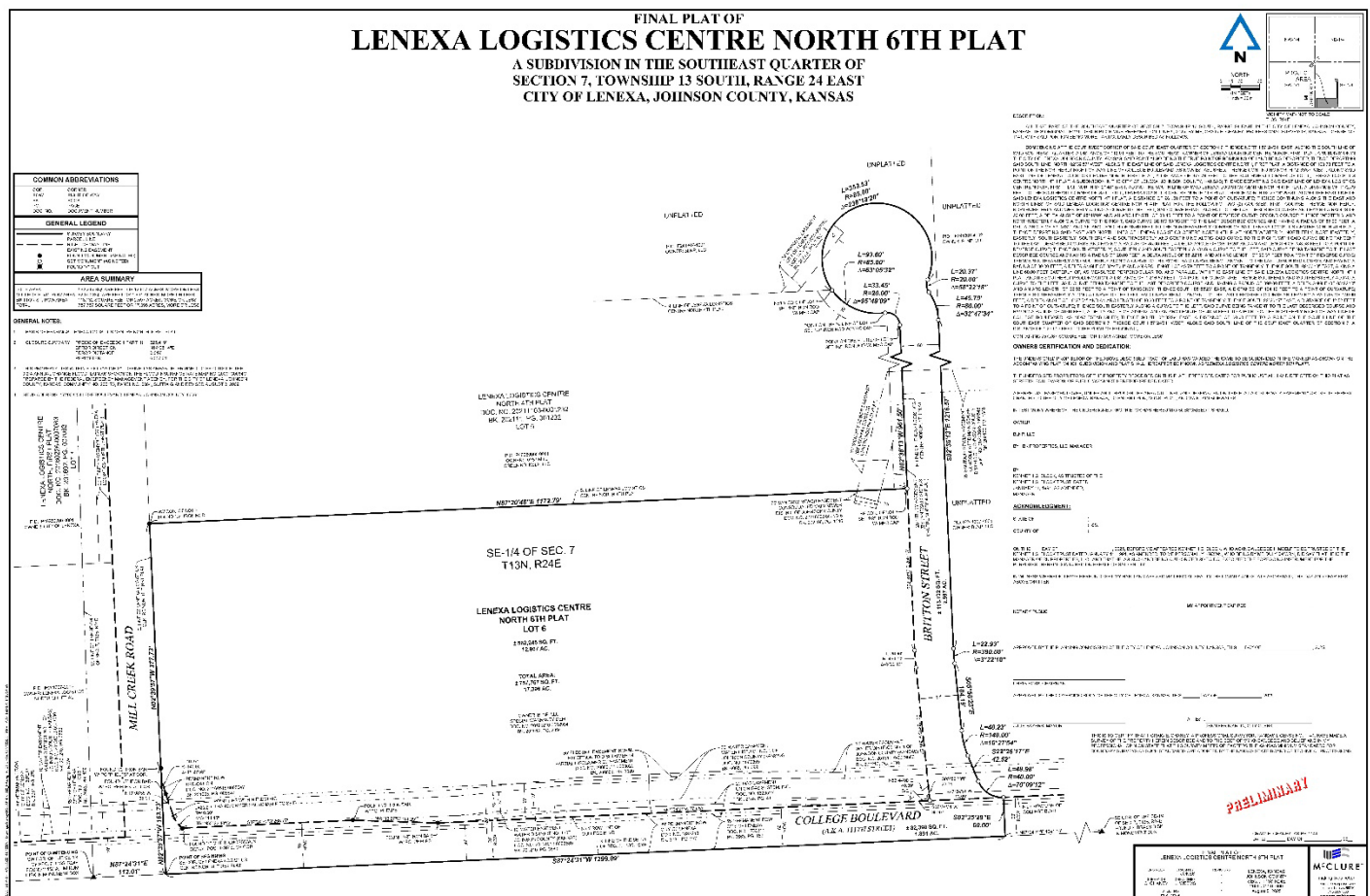
## FINAL PLAT REVIEW

The final plat application is a one-lot plat in the Lenexa Logistics Centre North development, as well as dedication of right-of-way for Britton Street, which will end in a cul-de-sac to the north. The overall development is approximately 148 acres and will ultimately consist of eight buildings and lots.

The subject property fronts College Boulevard, as well as Mill Creek Road and future Britton Street. Access to the site will be from two locations off Mill Creek Road and Britton Street. The lot is surrounded by current or future lots of both Lenexa Logistics Centre North and Lenexa Logistics Centre to the south across College Boulevard. Britton Street will provide access to the remaining lots within the business park as well as access to the detention basin north of Lot 5. Recorded utility and drainage easements also exist at various locations within the property.

Staff anticipates there may be an additional 5 to 20' of right-of-way necessary at the southerly end of the street, in the vicinity of the intersection to allow for appropriate turn-lane construction. The applicant's traffic engineer is finalizing design parameters with the City's traffic manager and this determination will be completed with corrections provided (if necessary), prior to the plat being recorded.

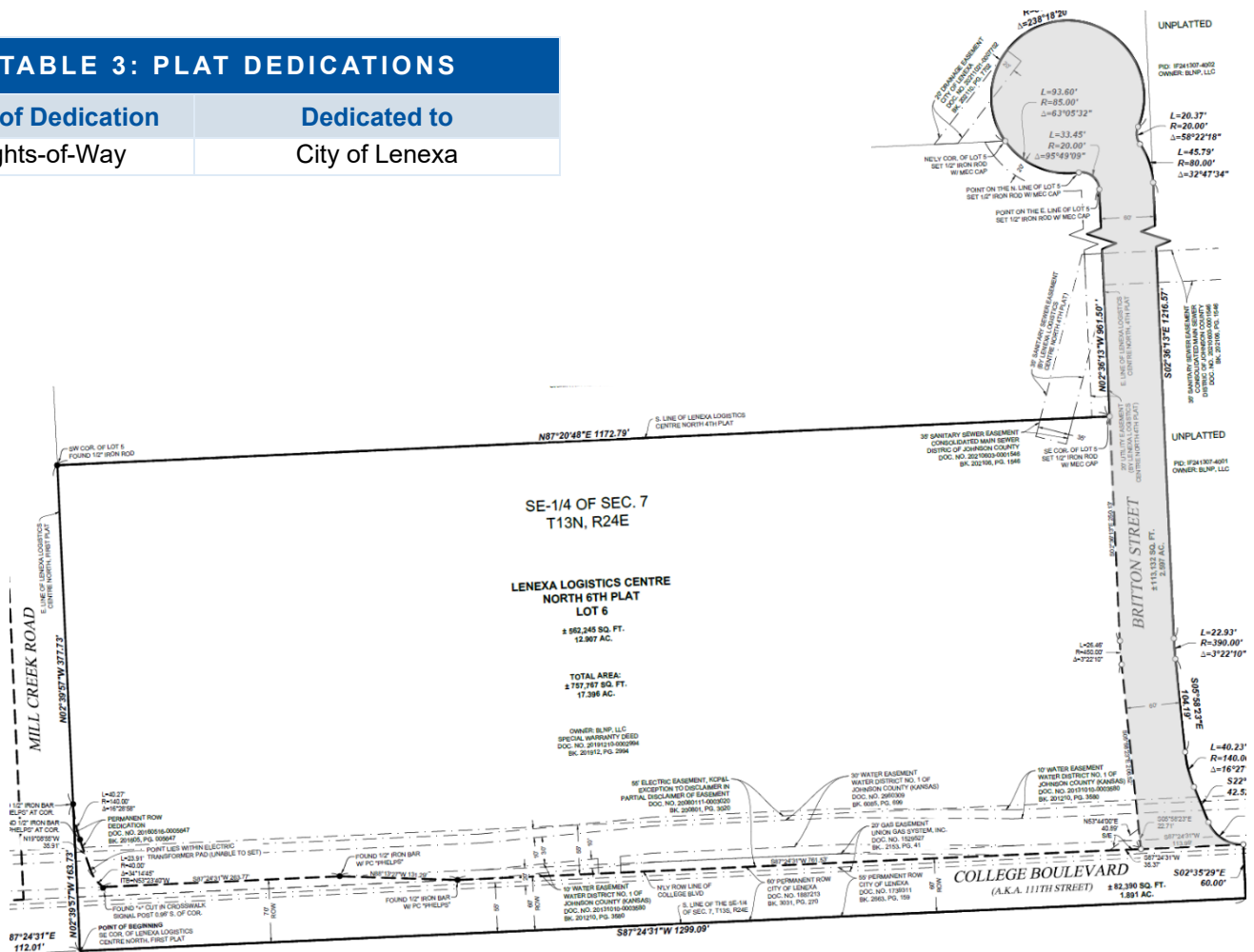
The plat complies with the subdivision regulations within the Unified Development Code (UDC) and is consistent with the preliminary plat and the final plan that is being reviewed administratively (PL25-05FS).



**Exhibit 5: Image of the Final Plat.**

### TABLE 3: PLAT DEDICATIONS

Type of Dedication	Dedicated to
Rights-of-Way	City of Lenexa



**Exhibit 6: Plat Dedications (Right-of-Way shown in Gray)**

## NEXT STEPS

- The Planning Commission is the final authority for the approval of a final plat.
- The final plat requires approval by the Planning Commission and acceptance of dedications by the City Council. Pending approval from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on October 21, 2025.
- 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 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.



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## RECOMMENDATION FROM PROFESSIONAL STAFF

---

- ★ **Staff recommends approval of the proposed Final Plat for Lenexa Logistics Centre North 6<sup>th</sup> Plat.**
- The plat contains one lot.
  - The plat includes dedication of right-of-way for Britton Street.
  - The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create ***Thriving Economy***.

### FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT25-09F – **Lenexa Logistics Centre North 6<sup>th</sup> Plat** at 17200 College Boulevard for a wholesale/warehousing development.



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

## Lenexa Logistics Centre North 6th Plat



0 175 350 700  
Feet



FINAL PLAT OF  
**LENEXA LOGISTICS CENTRE NORTH 6TH PLAT**  
A SUBDIVISION IN THE SOUTHEAST QUARTER OF  
SECTION 7, TOWNSHIP 13 SOUTH, RANGE 24 EAST  
CITY OF LENEXA, JOHNSON COUNTY, KANSAS

DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 24 EAST, IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, THIS ORIGINAL LEGAL DESCRIPTION WAS PREPARED ON JUNE 5, 2025, BY ME, CRAIG E. CHANEY, PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. 1141, WITH SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 7, THENCE NORTH 87°24'31" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 112.01 FEET TO THE SOUTHEAST CORNER OF LENEXA LOGISTICS CENTRE NORTH, FIRST PLAT, A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF LAND BEING DESCRIBED, THENCE DEPARTING SAID SOUTH LINE, NORTH 02°39'27" WEST, ALONG THE EAST LINE OF SAID LENEXA LOGISTICS CENTRE NORTH, FIRST PLAT, A DISTANCE OF 163.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLLEGE BOULEVARD, AS NOW ESTABLISHED, THENCE CONTINUING NORTH 02°39'27" WEST, ALONG SAID EAST LINE OF LENEXA LOGISTICS CENTRE NORTH, FIRST PLAT, A DISTANCE OF 377.73 FEET TO THE SOUTHWEST CORNER OF LOT 5, LENEXA LOGISTICS CENTRE NORTH 4TH PLAT, A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, THENCE DEPARTING SAID EAST LINE OF LENEXA LOGISTICS CENTRE NORTH, FIRST PLAT, NORTH 87°20'48" EAST, ALONG THE SOUTH LINE OF SAID LENEXA LOGISTICS CENTRE NORTH 4TH PLAT, A DISTANCE OF 1172.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, LENEXA LOGISTICS CENTRE NORTH 4TH PLAT, THENCE NORTH 02°28'19" WEST, ALONG THE EAST LINE OF SAID LENEXA LOGISTICS CENTRE NORTH 4TH PLAT, A DISTANCE OF 86.51 FEET TO A POINT OF CURVATURE, THENCE CONTINUING ALONG THE EAST AND NORTH LINES OF SAID LENEXA LOGISTICS CENTRE NORTH 4TH PLAT FOR THE FOLLOWING TWO (2) COURSES: FIRST COURSE, THENCE NORTHERLY, NORTHERLY AND WESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 85°49'09" AND AN ARC LENGTH OF 33.45 FEET TO A POINT OF REVERSE CURVE, SECOND COURSE, THENCE WESTERLY AND NORTHERLY ALONG A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 86.89 FEET, A DELTA ANGLE OF 81°02'57" AND AN ARC LENGTH OF 86.89 FEET TO THE NORTHEASTERN CORNER OF SAID LENEXA LOGISTICS CENTRE NORTH 4TH PLAT, THENCE DEPARTING SAID EAST AND NORTH LINES OF LENEXA LOGISTICS CENTRE NORTH 4TH PLAT, NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, AND CONTINUING ALONG SAID CURVE TO THE RIGHT, WITH SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 86.89 FEET, A DELTA ANGLE OF 82°28'19" AND AN ARC LENGTH OF 163.73 FEET TO A POINT OF REVERSE CURVE, THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, AND CONTINUING ALONG SAID CURVE TO THE RIGHT, WITH SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 82°28'19" AND AN ARC LENGTH OF 33.45 FEET TO A POINT OF REVERSE CURVE, THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, AND CONTINUING ALONG SAID CURVE TO THE RIGHT, WITH SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 86.89 FEET, A DELTA ANGLE OF 81°02'57" AND AN ARC LENGTH OF 86.89 FEET TO THE NORTHEASTERN CORNER OF SAID LENEXA LOGISTICS CENTRE NORTH 4TH PLAT, THENCE NORTH 02°28'19" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, THENCE SOUTH 87°24'31" WEST, ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, A DISTANCE OF 112.01 FEET TO THE POINT OF BEGINNING.

OWNERS CERTIFICATION AND DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "LENEXA LOGISTICS CENTRE NORTH 6TH PLAT".

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED ON THIS PLAT HEREBY DEDICATES FOR PUBLIC USE ALL LAND DEPICTED ON THIS PLAT AS STREETS, BOULEVARDS, OR PUBLIC RIGHTS NOT HERETOFORE DEDICATED.

A PERPETUAL EASEMENT OVER, UNDER AND THROUGH THE AREA OUTLINED AND DESIGNATED ON THIS PLAT AS "SIDEWALK EASEMENT" OR "SIDE" IS HEREBY GRANTED TO THE CITY OF LENEXA, KANSAS, TO ENTER UPON, CONSTRUCT, AND MAINTAIN SIDEWALKS.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS HAND.

OWNER:

BY: BK PROPERTIES, LLC, MANAGER

BY:

KENNETH G. BLOOM, AS TRUSTEE OF THE  
KENNETH G. BLOOM TRUST, DATED  
JANUARY 11, 1991, AS AMENDED,  
MANAGER

ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME APPEARED KENNETH G. BLOOM, WHO ACKNOWLEDGED HIMSELF TO BE TRUSTEE OF THE KENNETH G. BLOOM TRUST DATED JANUARY 11, 1991, AS AMENDED, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DO SAY THAT HE IS THE MANAGER OF BK PROPERTIES, LLC, AND THAT HE, AS SUCH, IS BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED ON BEHALF OF SAID ENTITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY APPOINTMENT EXPIRES \_\_\_\_\_

NOTARY PUBLIC

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHRIS POSE, CHAIRMAN

APPROVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST:  
JENNIFER MARTIN, CITY CLERK

THIS IS TO CERTIFY THAT I, CRAIG E. CHANEY, A PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. 1141, HAVE MADE A SURVEY OF THE PROPERTY HEREIN DESCRIBED AND TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION STATE THAT THIS SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SUCH STANDARDS ARE ADOPTED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.

**PRELIMINARY**

CRAIG E. CHANEY, KPS-1141  
DATE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

FINAL PLAT OF  
LENEXA LOGISTICS CENTRE NORTH 6TH PLAT

ENGINEER	DRAWN BY	REVISIONS	DATE
SURVEYOR	T. JONES	LENEXA, KANSAS	20250416-000
C. CHANEY	L. WEEMS	JOHNSON COUNTY	20250416-000
		SEC. 7, T13S, R24E	August 8, 2025

11410 Strong Line Road  
Lenexa, Kansas 66042  
913-261-1141  
www.mclure.com

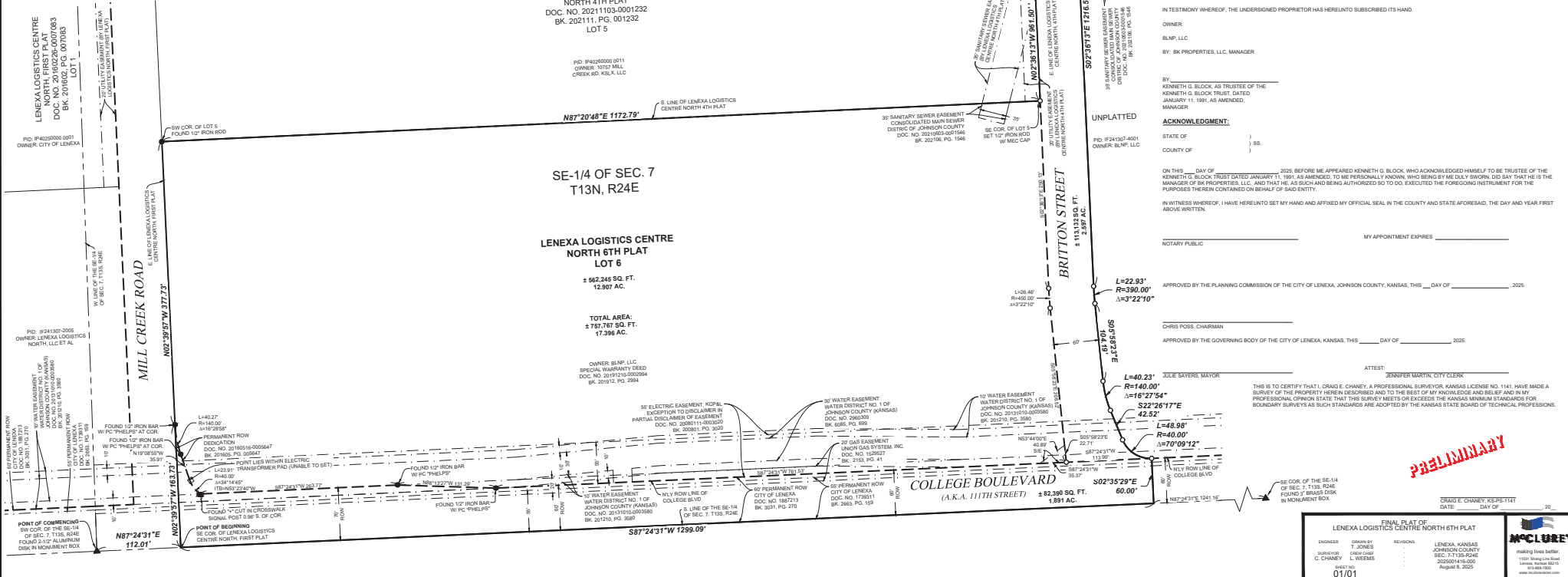
COMMON ABBREVIATIONS	
COR	CORNER
ROW	RIGHT-OF-WAY
BK	BOOK
PG	PAGE
DOC. NO.	DOCUMENT NUMBER

GENERAL LEGEND	
---	SURVEY BOUNDARY
---	PANEL LINE
---	RIGHT-OF-WAY LINE
---	EXISTING EASEMENT
---	FOUND MONUMENT (AS NOTED)
---	SET MONUMENT (AS NOTED)
---	FOUND "X" CUT

AREA SUMMARY	
LOT 6 AREA:	862,245 SQUARE FEET OF 12,907 ACRES, MORE OR LESS
COLLEGE BLVD. ROW AREA:	82,386 SQUARE FEET OR 1.89 ACRES, MORE OR LESS
BRITTON ST. ROW AREA:	113,132 SQUARE FEET OR 2.597 ACRES, MORE OR LESS
TOTAL:	757,767 SQUARE FEET OR 17,396 ACRES, MORE OR LESS

GENERAL NOTES:

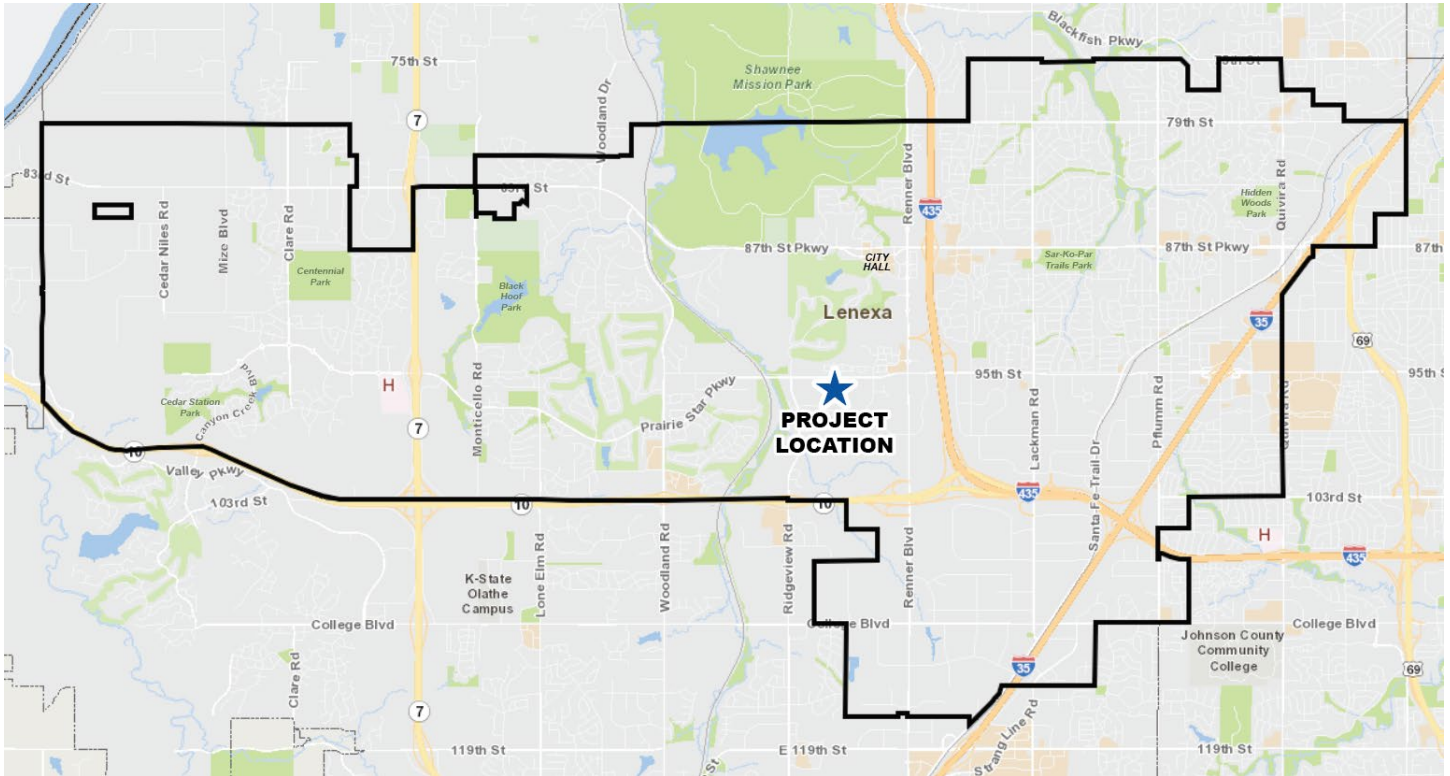
1. BASIS OF BEARINGS: LENEXA LOGISTICS CENTRE NORTH, FIRST PLAT.
2. CLOSURE SUMMARY: PRECISION EXCEEDS 1 PART IN: 325,419  
ERROR DIRECTION: N14°58'45"E  
ERROR DISTANCE: 0.017'  
PERIMETER: 6,897.25'
3. THIS PROPERTY LIES WITHIN FLOOD "ZONE X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 2201020840, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200173, PANEL NO. 0984, SUFFIX G AND REVISED AUGUST 3, 2009.
4. SITE ADDRESS: 17299 COLLEGE BOULEVARD, LENEXA, JOHNSON COUNTY, 66051





## LUXE RESIDENCES CLUBHOUSE

<b>Project #:</b>	PL25-15F	<b>Location:</b>	9624 Jupiter Street
<b>Applicant:</b>	Chad Porter, RIC	<b>Project Type:</b>	Final Plan
<b>Staff Planner:</b>	James Molloy	<b>Proposed Use:</b>	Private Subdivision Amenity



### PROJECT SUMMARY

The applicant requests approval of a final plan for a private amenity area within the Luxe Residences at Vista Village mixed-use subdivision in the PUD, Planned Unit Development District. The applicant proposes to construct a clubhouse with a fitness room, club room, and sauna, as well as an outdoor pool and two outdoor pickleball courts. The clubhouse is two stories tall and 3,496 square feet. The clubhouse is located at the southwest corner of 96<sup>th</sup> Street and Jupiter Street, which is within the landscape and open space tract (Tract E). The proposed amenity area is consistent with the final plan. This project does not require a public hearing.

### STAFF RECOMMENDATION: APPROVAL

## SITE INFORMATION

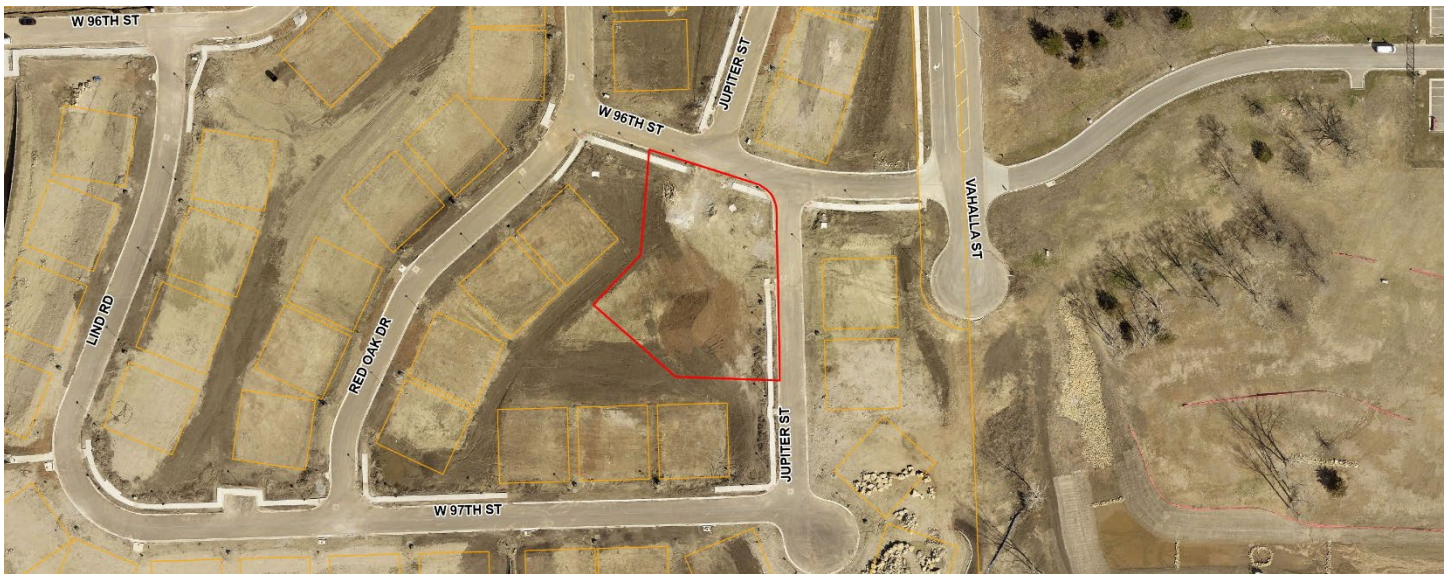
The site is approximately 0.56-acres within the Luxe Residences of Vista Village subdivision and is zoned PUD, Planned Unit Development (RZ15-06). The subdivision is generally located south of Prairie Star Parkway and west of Vahalla Street. The PUD Zoning District allows for multiple uses developed as a unified development. The overall Vista Village development includes duplexes, commercial buildings, and an apartment component. The most recent version of the Vista Village development (PT23-01FR) replaces the proposed townhomes with duplexes in this portion of the overall development.



**Exhibit 1: Approved Vista Village, 2<sup>nd</sup> Plat**

**TABLE 1: PREVIOUS APPLICATIONS**

Project No.	Type	Name	Date Approved
<b>RZ15-06</b>	Rezoning	Prairie Ridge	August 18, 2015
<b>PL15-08P</b>	Preliminary Plan		
<b>PL19-01PR</b>	Revised Preliminary Plan	Jayhawk Ridge	September 17, 2019
<b>PL21-05PR</b>	Revised Preliminary Plan	Vista Village	January 18, 2022
<b>PL22-04F</b>	Final Plan	The Villas at Vista Village	April 19, 2022
<b>PT22-09F</b>	Final Plat	Vista Village	April 19, 2022
<b>PT23-01FR</b>	Revised Final Plat	Vista Village, 2 <sup>nd</sup> Plat	March 6, 2023



**Exhibit 2: Aerial Image of Subject Site**

**LAND AREA (AC)**  
0.56

**BUILDING AREA (SF)**  
3,486

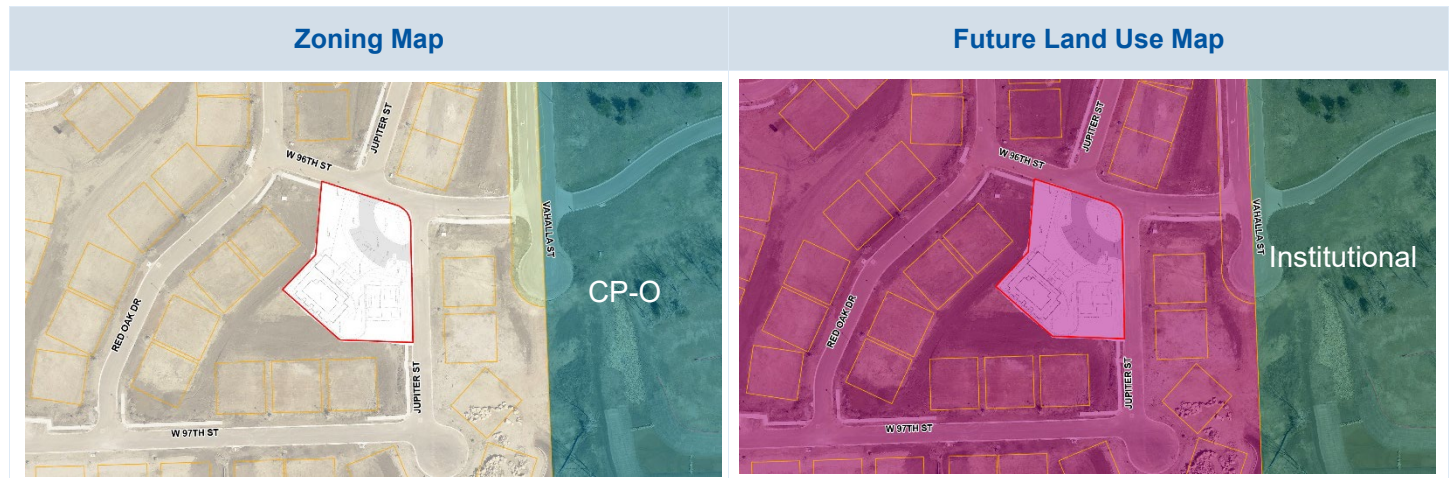
**CURRENT ZONING**  
PUD

**COMP. PLAN**  
Suburban Residential



## LAND USE REVIEW

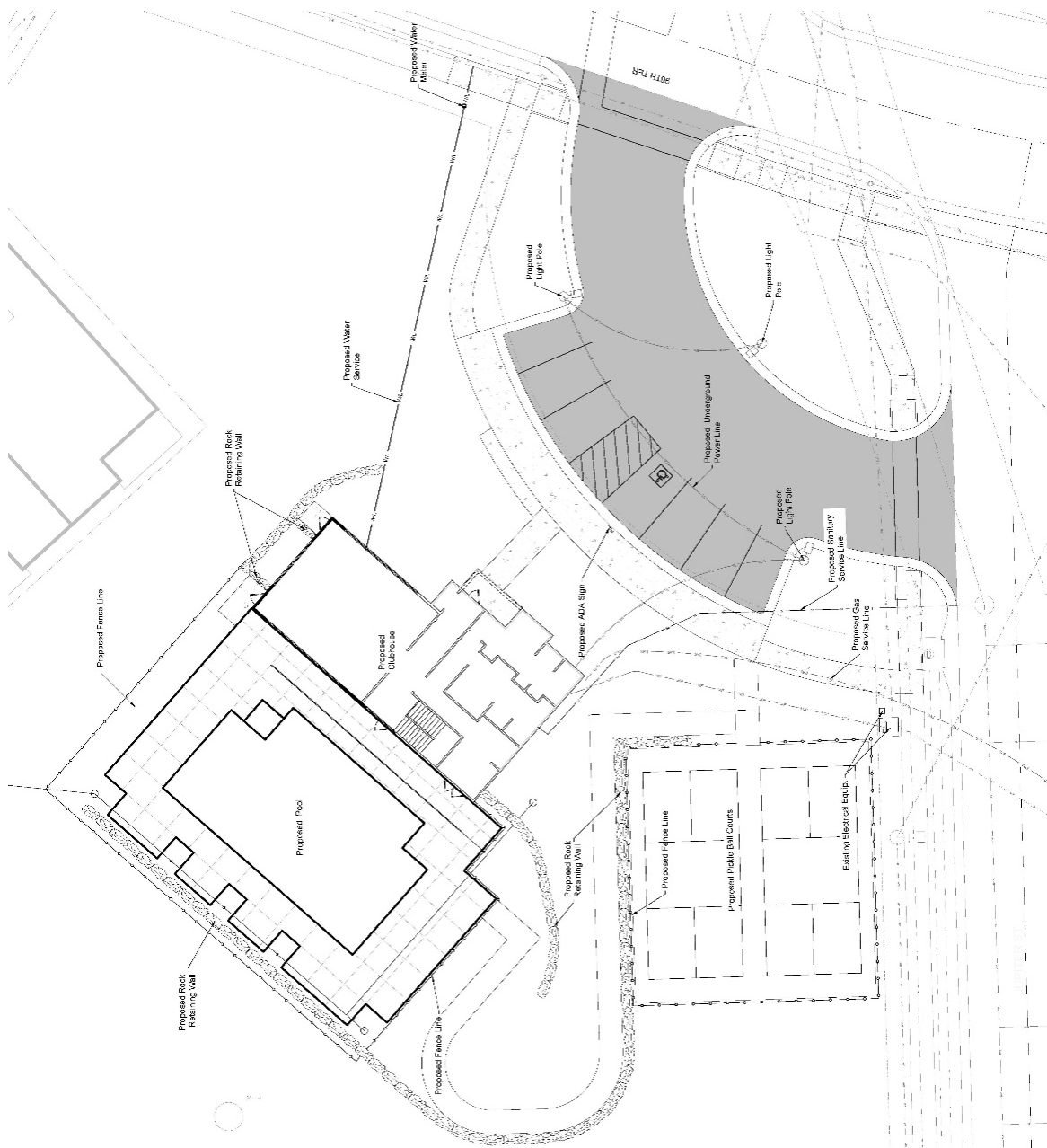
The proposed use is a private subdivision amenity area, which is noted within the Unified Development Code (UDC) as a recreation facility, private use. The use has been approved as part of the overall plan for the Vista Village development. This amenity area will be available only to residents of the Luxe Residences at Vista Village. The clubhouse building features a sauna, a club room, bar area, and a fitness center. An outdoor pool and two pickleball courts will be developed alongside the clubhouse.



**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Mixed Use	PUD, Planned Unit Development	Undeveloped Land
<b>North</b>	Mixed Use	PUD, Planned Unit Development	Duplexes
<b>South</b>	Mixed Use	PUD, Planned Unit Development	Duplexes
<b>East</b>	Mixed Use	PUD, Planned Unit Development	Duplexes
<b>West</b>	Mixed Use	PUD, Planned Unit Development	Duplexes

- Clubhouse building with a sauna, club room, bar, and a fitness room
- Outdoor pool with pool deck area
- Two outdoor pickleball courts
- Parking lot
- Landscaping



5 of 8

## DIMENSIONAL STANDARDS

Section 4-1-B-26-D of the Unified Development Code (UDC) states that all permitted or approved nonresidential uses (excluding permitted accessory structures) shall be subject to the minimum property development regulations as listed for the CP-O Planned General Office Zoning District and additionally 4-1-B-26-E of the UDC.

TABLE 3: SETBACK ANALYSIS			
Yard	Required Minimum Setback	Proposed Setback	Difference
Streets	30 ft	75 ft at closest point	+ 45 ft
Other	30 ft	35 ft at closest point	+ 5 ft

The clubhouse is the primary structure and is in compliance with the dimensional standards as noted in Table 2. The closest amenities to property lines are the pickleball courts, which are approximately 20 feet from back of curb along Jupiter Street. The pool decking is approximately 35 feet away from the nearest property line.

## PUBLIC IMPROVEMENTS

Plans for 96<sup>th</sup> Street and Jupiter Street were approved as part of Vista Village, 2<sup>nd</sup> Plat and are currently under construction. These improvements will provide access for this project as well as for the adjacent duplexes.

## ACCESS, TRAFFIC, AND PARKING

Two vehicular entrances designed per the City’s design standards will provide access to W. 96<sup>th</sup> Street and Jupiter Street from the proposed parking lot and drop-off area. An internal 5’ sidewalk will connect to the larger sidewalk network within the Vista Village development.

This development is formally classified as a “recreation facility, private” land use and does not have a designated parking requirement in the UDC but rather allows flexibility for City Staff to determine the required amount of parking.

The applicant proposes seven parking spaces (one ADA accessible space, six regular spaces). With a clubhouse area of 3,600 SF, this provides 1 stall per 485 SF of floor area. Similar uses in the UDC with designated parking requirements include “club/lodge” and “fitness center”, both of which have a requirement of 1 stall per 200 SF. This is a private facility only intended to serve the nearby residents of the subdivision, most of whom are within reasonable walking distance to the facility. Staff concludes that with these considerations, the access to the existing trail network, and addition of bike racks, the parking provided is sufficient.

## STORMWATER

Stormwater management for this project is currently being constructed in accordance with approved plans for Vista Village, 2<sup>nd</sup> Plat.

## FIRE PREVENTION

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



## LIGHTING

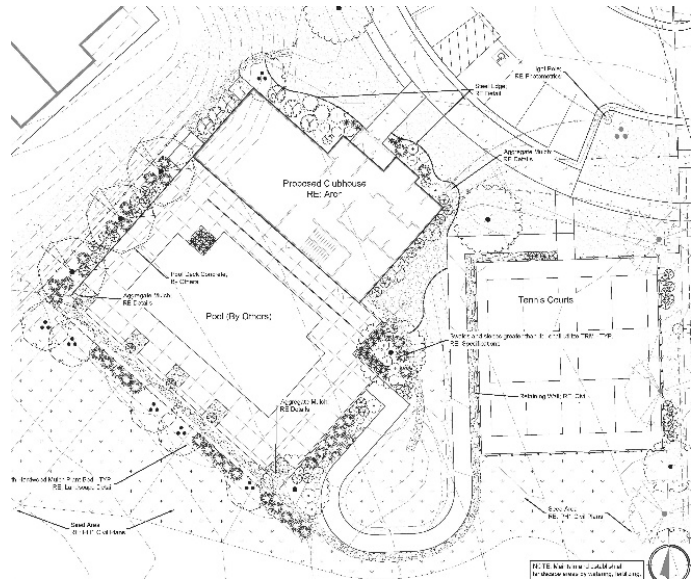
The applicant elected to not provide exterior lighting for the amenity areas because the use will be restricted to daylight hours. Any wall sconces on the clubhouse building shall be in a fixed downcast position.

## LANDSCAPING

The landscape plan includes a mix of shade, evergreen, and ornamental trees, as well as shrubs and perennials. Much of the added landscaping will be centered around the pool area and clubhouse, with landscaping bordering the pickleball courts. Staff recommended additional landscaping be provided around the pickleball courts to fully screen the courts.

Decorative black metal fencing will be provided around the pool area. Per the UDC, the fencing will be required to be 6' tall. A black coated chain-link fence will be provided around the pickleball court area.

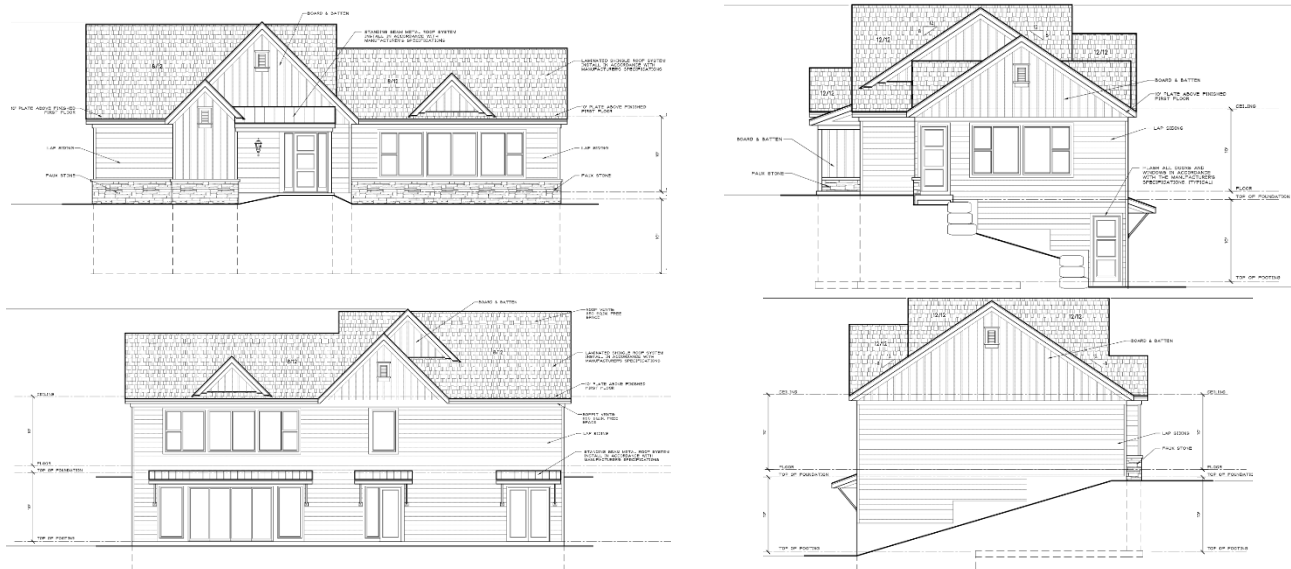
*At Right: Exhibit 4: Proposed Landscape Plan*



## ARCHITECTURE

The building is a two-story, 3,624 SF clubhouse with gabled rooflines. The building features vinyl lap siding with board and batten around the roof gables as well as a stone veneer wrap around the front facade. These materials meet the requirements of the UDC. The design, height, and size of the clubhouse is consistent with the nearby duplexes.

Ground-mounted mechanical equipment is proposed in lieu of rooftop units, which is consistent with surrounding residential uses. Ground-mounted mechanical equipment will be screened with landscaping. Wall-mounted meters will be painted to match the surrounding wall material.



*Exhibit 5: Proposed Elevations*

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## DEVIATIONS

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

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## NEXT STEPS

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

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## RECOMMENDATION FROM PROFESSIONAL STAFF

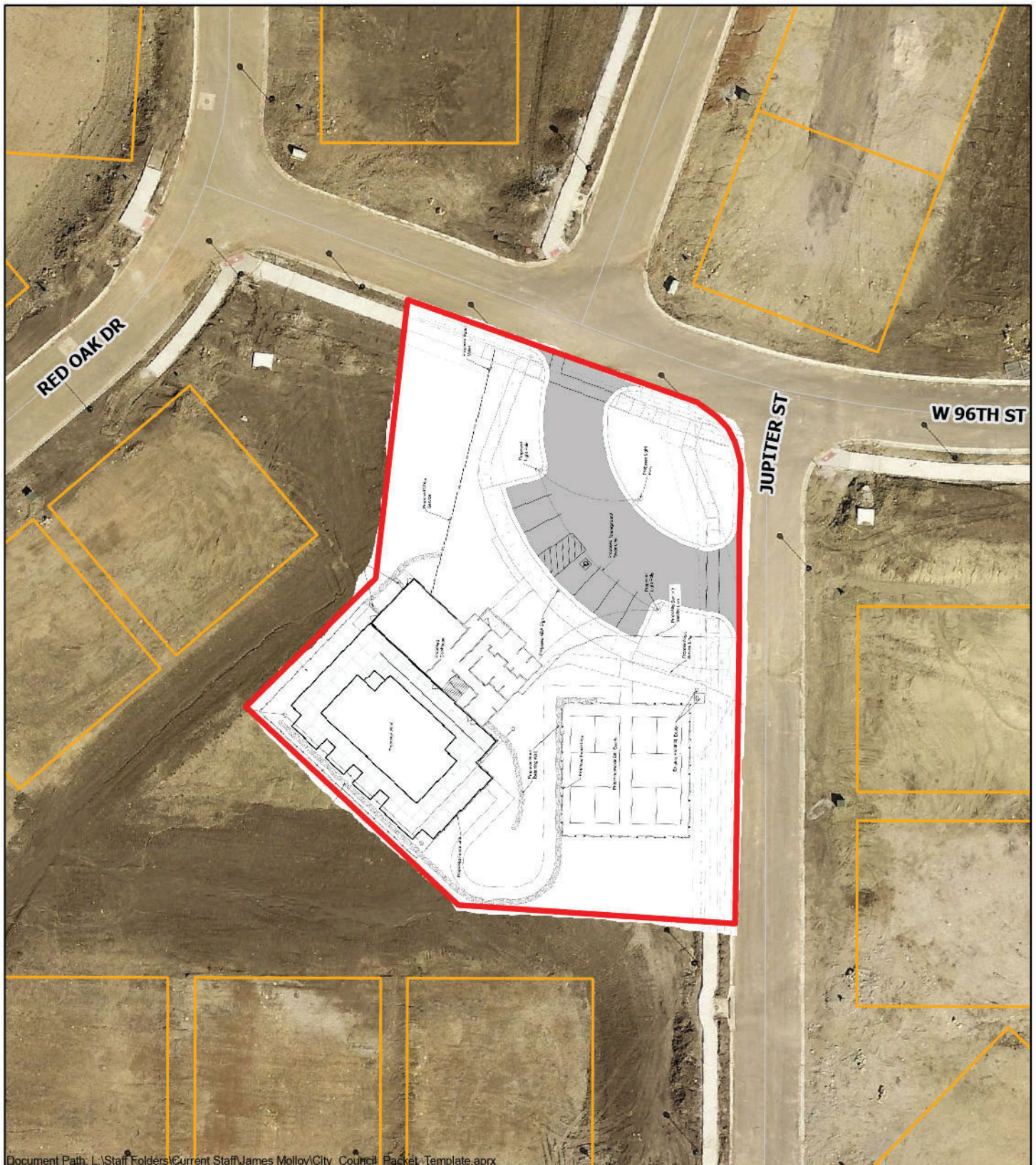
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- ★ **Staff recommends approval of the proposed Final Plan for Luxe Residences Clubhouse (PL25-15F).**
- This project is a Final Plan for private amenities which are part of the Luxe Residences at Vista Village development.
  - The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create ***Vibrant Neighborhoods***.

## FINAL PLAN

Staff recommends **APPROVAL** of the final plan for PL25-15F – **Luxe Residences Clubhouse** at 9624 Jupiter Street, for a private amenity for a residential subdivision.





## Luxe Residences Clubhouse



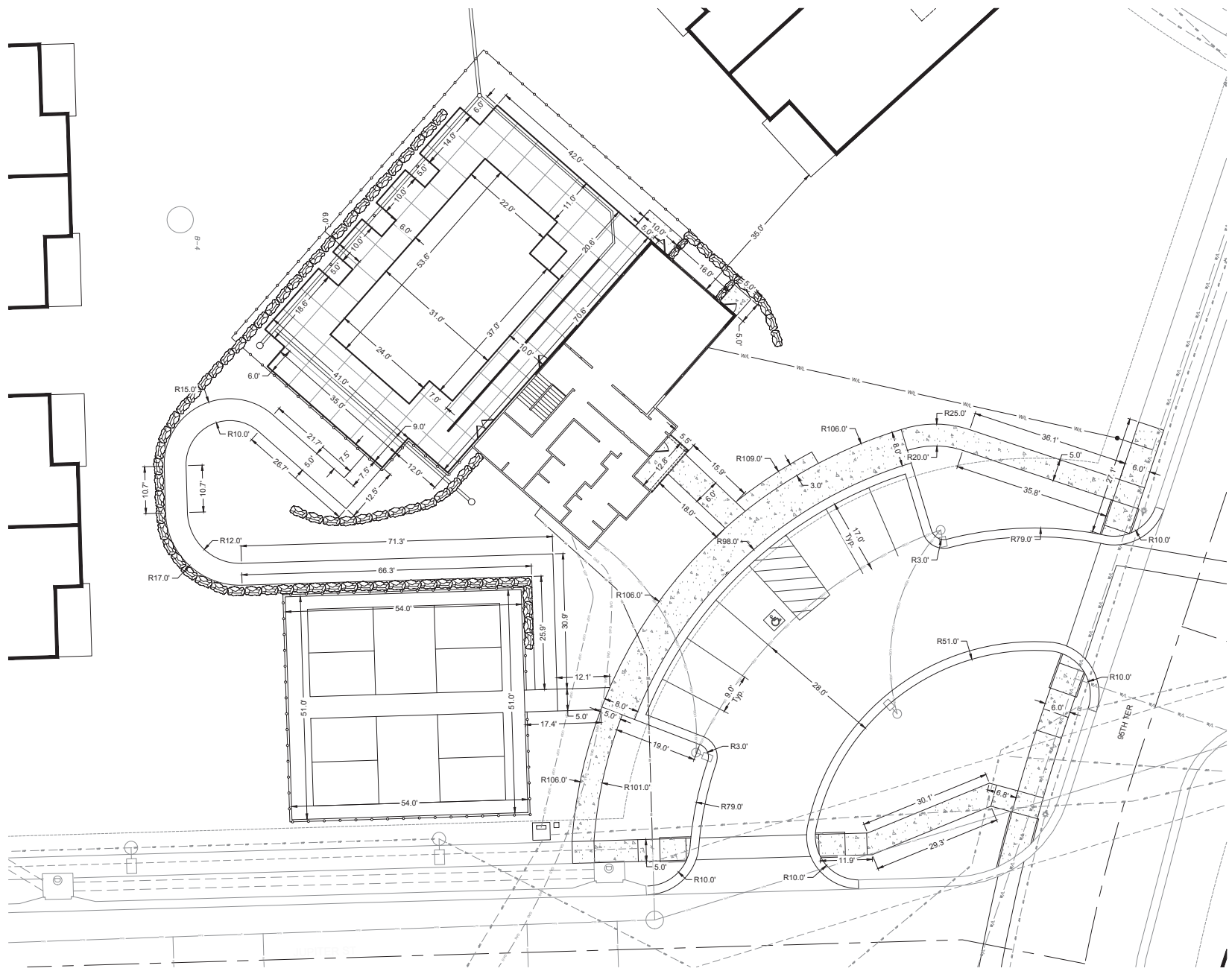
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Final Development Plans  
24-0212  
Luxe Residences Clubhouse  
Lenexa, Johnson County, Kansas

Dimension Plan

NO.	DATE	REVISION
1	09/02/20	Revised
2	09/10/20	Original Submitted

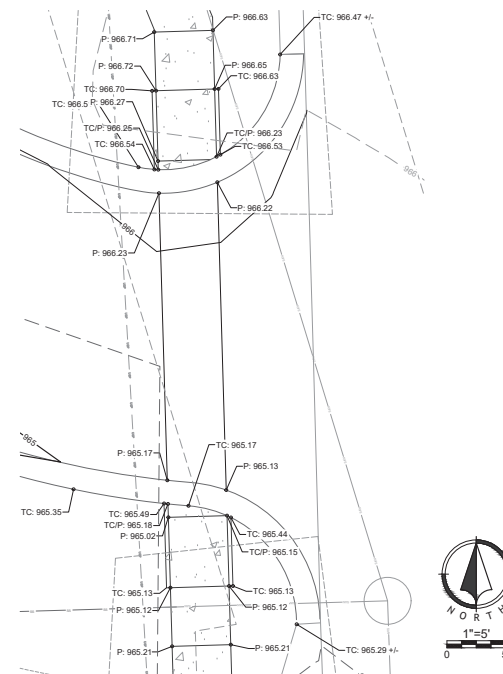
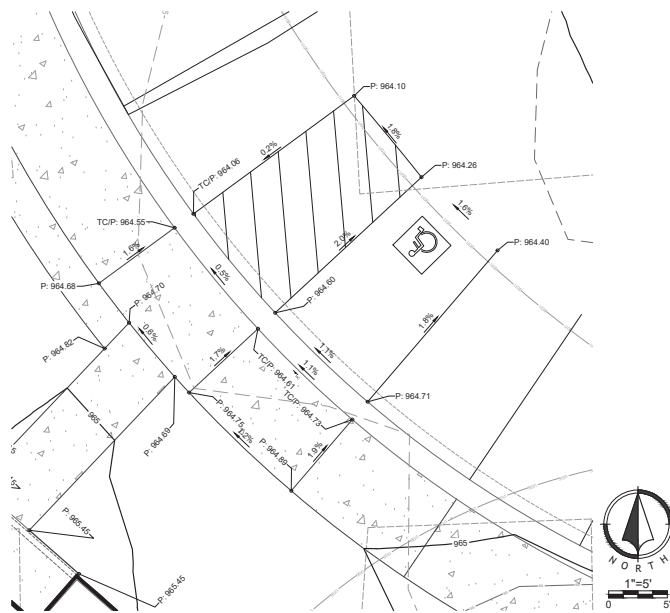
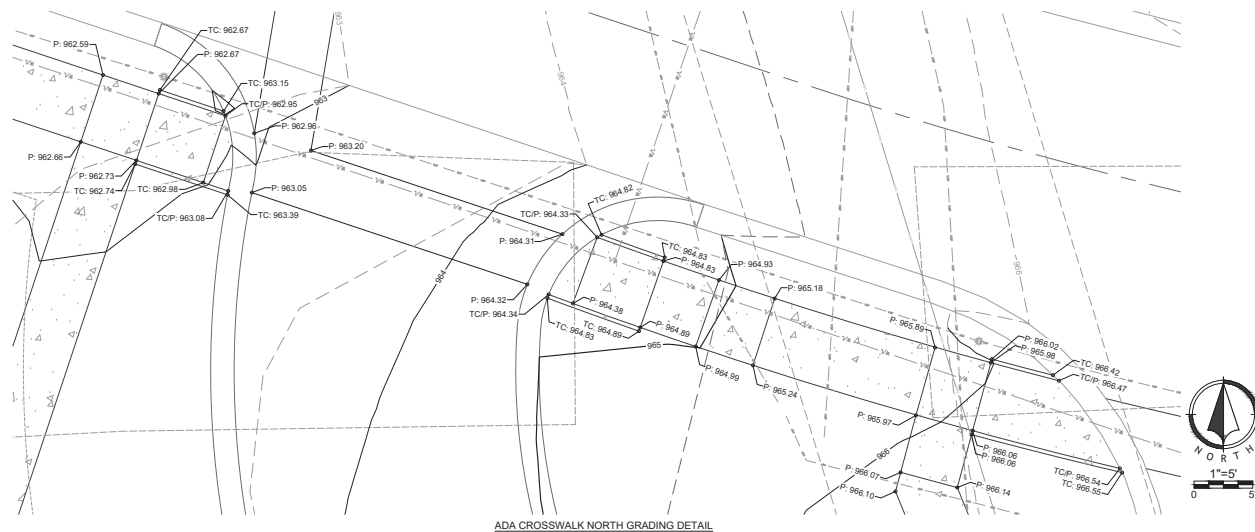
DRAWN BY: TJA  
CHECKED BY: CJP  
Renaissance Infrastructure Consulting  
400 E. 17th Street  
Kansas City, Missouri 64108  
816.800.0950  
www.ric-consult.com  
MO Certificate of Authority: E-20103353

Sheet  
C04



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C05





### LEGEND

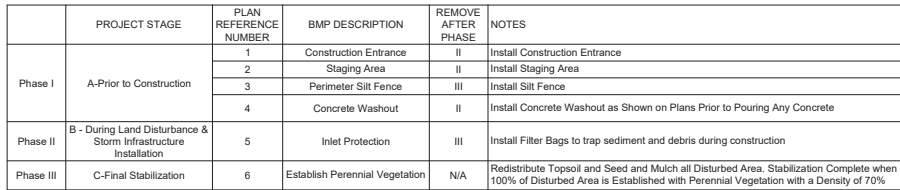
TC: Top of Curb  
P: Pavement  
T/S: Top of Structure  
F/L: Flowline of Pipe  
G: Ground  
(HP) High Point  
(LP) Low Point  
TW: Top of Wall  
BW: Bottom of Wall

— — Existing Major Contour  
 — — Existing Minor Contour  
 — — Proposed Major Contour  
 — — Proposed Minor Contour









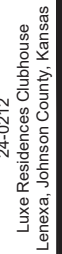
	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Phase I	A-Prior to Construction	1	Construction Entrance	II	Install Construction Entrance
		2	Staging Area	II	Install Staging Area
		3	Perimeter Silt Fence	III	Install Silt Fence
		4	Concrete Washout	II	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete
Phase II	B - During Land Disturbance & Storm Infrastructure Installation	5	Inlet Protection	III	Install Filter Bags to trap sediment and debris during construction
Phase III	C-Final Stabilization	6	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mutch all Disturbed Area. Stabilization Complete when 10% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
2. The relation of access roads to erosion and sediment controls shall be required for areas where seed has not established 70% cover.
3. The contractor shall temporarily seed and mulch all disturbed areas if soil disturbing activities cease and will not resume for more than 14 days.
4. Stabilization activities must be completed within 14 days.
4. Install "J" Hooks on sill fence every 100 LF.
5. Any location that is being accessed by vehicles needs to have a construction barrier.
6. Contractor must keep a broom on site in order to clean up mud tracked on to the streets immediately.
7. Contractor parking that is in a disturbed area must be rocked to prevent tracking of mud.

1. **Implement Pre-Clearing Plan:**  
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing begins. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Clearing necessary to place all erosion control measures after installation. Temporary structures shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. **Clear and Stabilize Work Area:**  
Grade tractor areas and place all place-alteration on tractor areas.
3. **Clearing and Grubbing:**  
Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

### Inlet Protection

Existing Major Contour  
Existing Minor Contour  
Proposed Major Contour  
Proposed Minor Contour



## ELUSION CONTROL PLAN II

08/16/2025	Resubmital
04/11/2025	Original Submittal
DATE	REVISION

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# PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
<b>TREES</b>					
	NW	Nysa sylvatica 'Wildfire' / Wildfire Tupelo	2' Cal.	B&B	4
	UA	Ulmus americana 'Jefferson' / Jefferson American Elm	2' Cal.	B&B	3
<b>EVERGREEN TREES</b>					
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	5' Ht.	B&B	43
<b>ORNAMENTAL TREES</b>					
	CC	Cercis canadensis / Eastern Redbud Multi-trunk	6' Ht.	B&B - Multi-Stem	7
	MR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	6' Ht.	B&B	2
<b>SHRUBS</b>					
	AMU	Aronia melanocarpa 'UCONNAM105' / Low Scape Mound® Black Chokeberry	3 Gal.	Cont.	11
	HPL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 Gal.	Cont.	8
	BPH	Hydrangea paniculata 'LVOBO' / Bobo® Panicle Hydrangea	3 Gal.	Cont.	4
	JH2	Juniperus horizontalis 'Hughes' / Hughes Juniper	3 Gal.	Cont.	3
<b>GRASSES</b>					
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 Gal.	Cont.	25
	MAG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	5 gal.	Cont.	52
	POS	Sporobolus heterolepis / Prairie Dropseed	1 Gal.	Cont.	41
<b>PERENNIALS</b>					
	EB	Echinacea x 'Balsamburr' / Sombor® Baja Burgundy Coneflower	1 Gal.	Cont.	7
	LB2	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 Gal.	Cont.	34
	SXA	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 Gal.	Cont.	19
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
<b>GROUND COVERS</b>					
	AGM	Aggregate Mulch; RE: Notes		MULCH	
	TGS	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod			

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

## LENEXA LANDSCAPE CALCULATIONS

Street Trees (Per UDC 4-1-D-2-J)  
Required: 1 tree / 40' public or private street frontage  
Provided: Provided with PH2 Plans

Site Trees (Per UDC 4-1-D-2-K)  
See Perimeter Plantings - Use is Duplex Residential Subdivision Pool

Perimeter Plantings Along Street Frontages (Per UDC 4-1-D-2-L)  
Required:

Adj. to Local = 2 shade trees + 12 shrubs / 100'; 20' depth  
-89 LF (Jupiter Street) = 2 Shade & 12 Shrubs  
Provided: 2 Shade Trees & 12 Shrubs

Perimeter Plantings Along Lot Lines (Per UDC 4-1-D-2-L)  
Required:

Adj. to Building = 1 shade tree / 100'  
-329 LF = 4 Shade Trees  
Adj. to Parking Lot = 1 shade tree + 9 shrubs / 100'  
-128 LF = 2 Shade Trees & 20 Shrubs  
Adj. to Service Area = As above + evergreen trees & shrubs to form complete visual screen  
-No Service Area, Not Applicable  
Provided:

Adj. to Building = 4 Shade Trees  
Adj. to Parking Lot = 2 Shade Trees & 23 Shrubs  
Adj. to Service Area = N/A

Internal Parking Lot (Per UDC 4-1-D-2-M)  
Required: Less than 10 parking Spaces; Not Applicable  
Provided: N/A

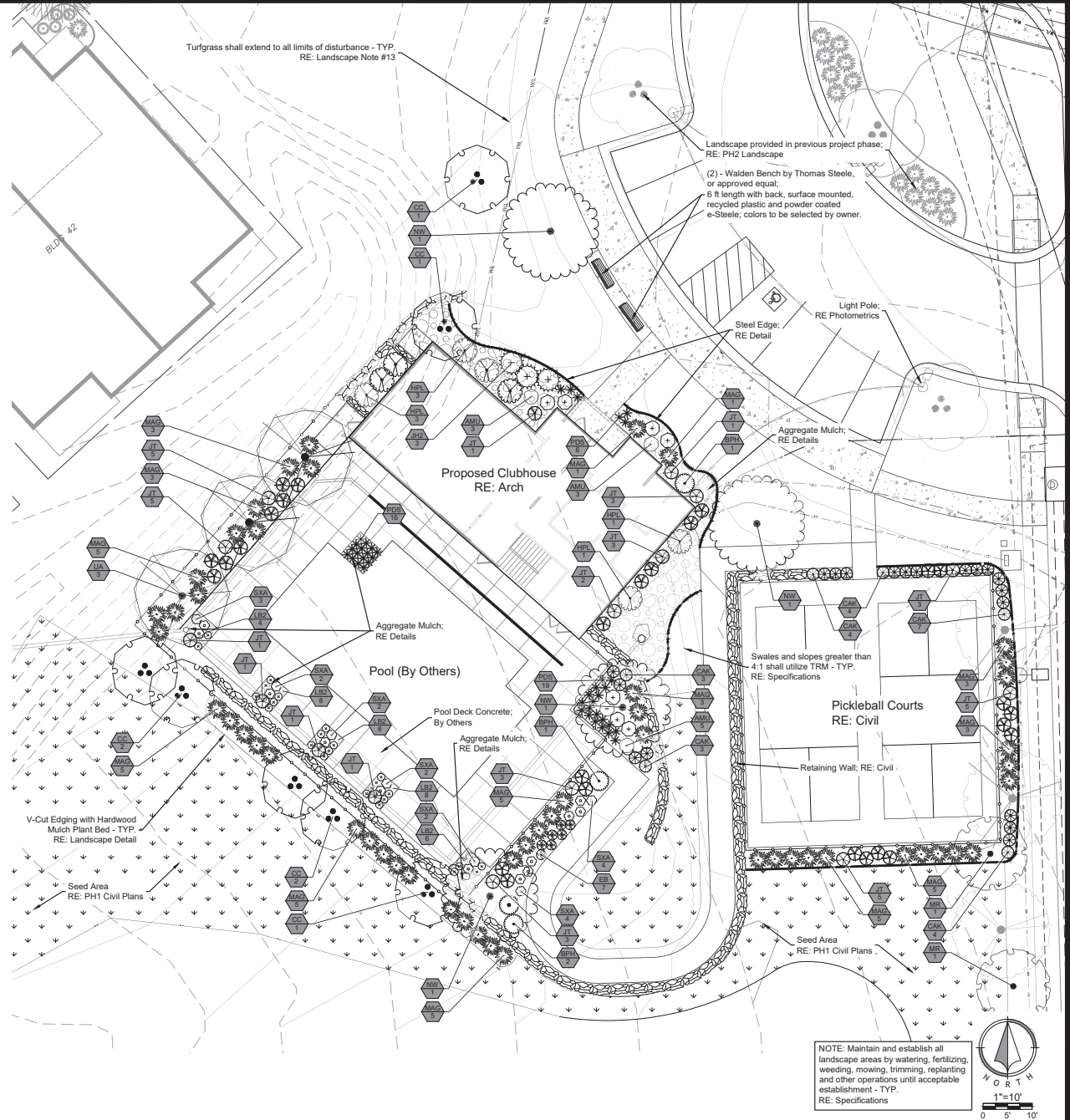
Land Use Buffers (Per UDC 4-1-D-2-N)  
Required: LUI Factor: Residential (Less than 4 DU/Ac) = LUI 1

Diff Factor: 20' x 50' = 1  
Diff Factor: Local Road = 1  
Required LUI = Type 1 (10' Min, 1 Shade Tree, 2 Evg Trees & 10 Shrubs per 100 LF)  
-600 LF = 6 Shade, 12 Evg and 60 Shrubs  
Provided: LUI Type 1, 6 Shade Trees, 12 Evg Trees & 62 Shrubs

Site Feature Buffering and Screening (Per UDC 4-1-D-2-P)  
Required: Trash, outdoor storage, service and loading areas, ground-mounted utilities, meters and mechanical equipment to be screened from public view  
Provided: N/A

## GENERAL NOTES

1. Refer to Sheet L02 for Landscape Notes & Details



NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.  
RE: Specifications

Final Development Plans

24-0212  
Luxe Residences Clubhouse  
Lenexa, Johnson County, Kansas

Landscape Plan

**Renaissance Infrastructure Consulting**  
8653 Persimmon Lane  
Lenexa, Kansas 66319  
913.317.9907  
www.ri-consult.com

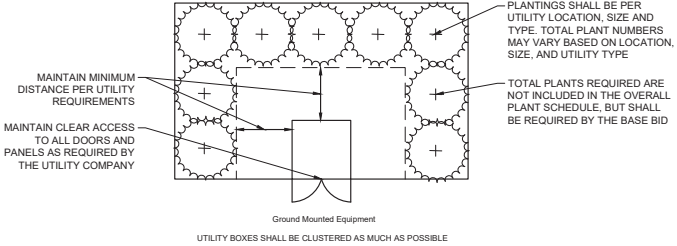
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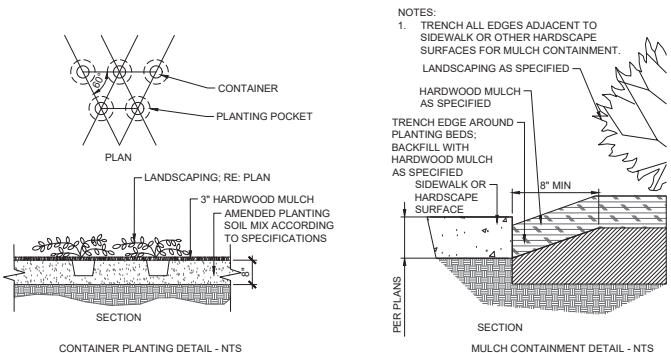
LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERSEDE SCHEDULED QUANTITIES.
4. PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL NATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
5. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
6. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDED AS SHOWN IN PLAN.
7. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
8. SHREDDED HARDWOOD MULCH 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.
9. ALL TREES SHALL BE STAKED PER DETAIL.
10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
11. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING 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 DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
13. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
14. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
15. ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

NOTE: FINAL SCHEDULE OF PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

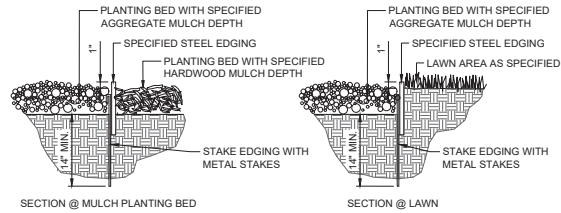


UTILITY BOX SCREENING DETAILS - NTS



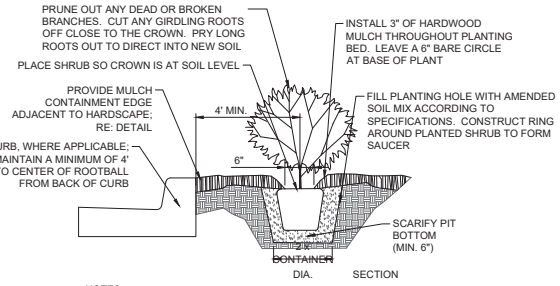
CONTAINER PLANTING DETAIL - NTS

MULCH CONTAINMENT DETAIL - NTS



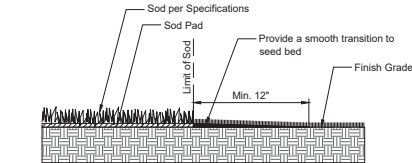
- NOTES:
1. EDGING PER SPECIFICATIONS. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
  2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
  3. ALL JOINTS SHALL BE SECURELY STAKED.
  4. FINISH SHALL BE POWDER COAT, COLOR: GREEN. CONTRACTOR SHALL 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



- 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.

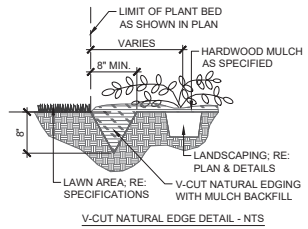
SHRUB PLANTING DETAIL - NTS



- NOTES:
1. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION FROM SODDED AREAS TO SEEDDED AREAS.

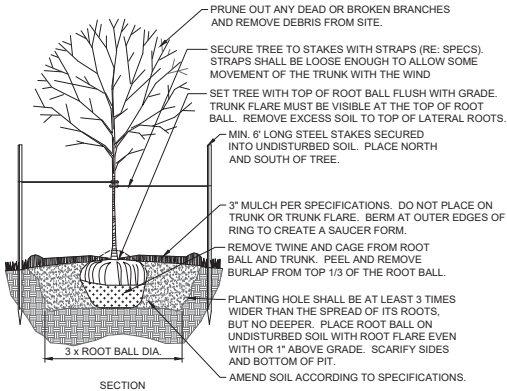
SEED TO SOD TRANSITION DETAIL

- NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
  2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL THIS SHEET.
  3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



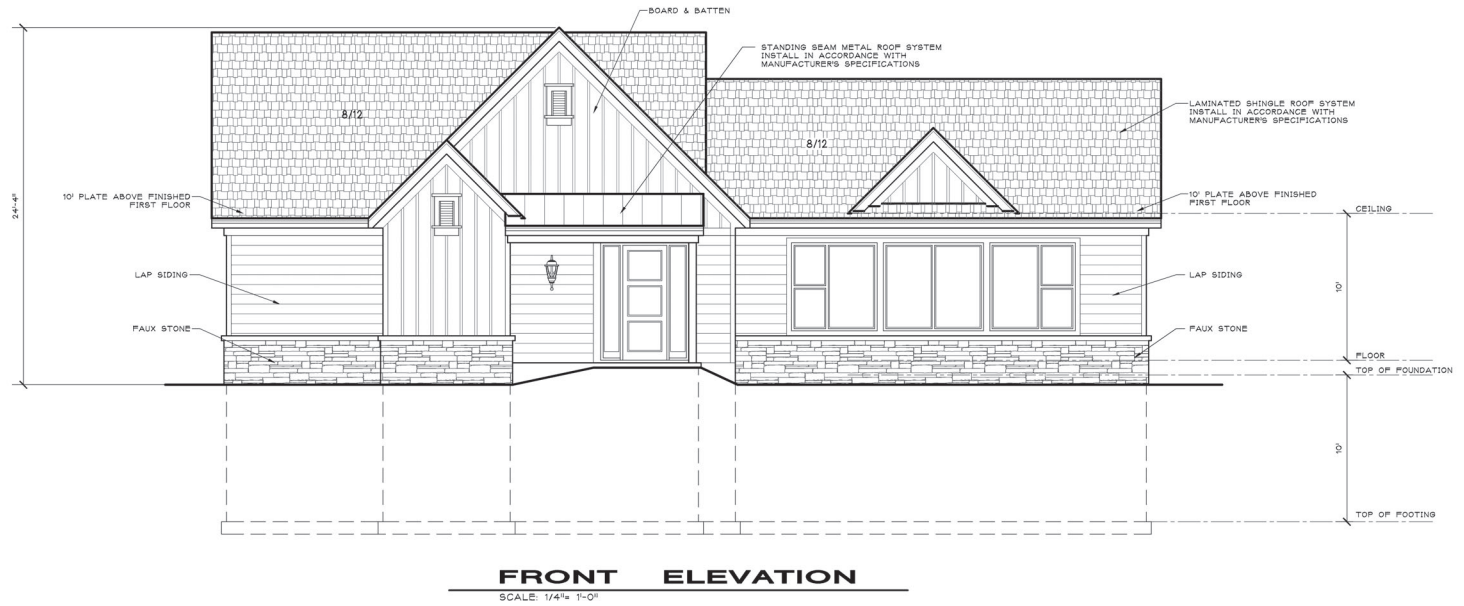
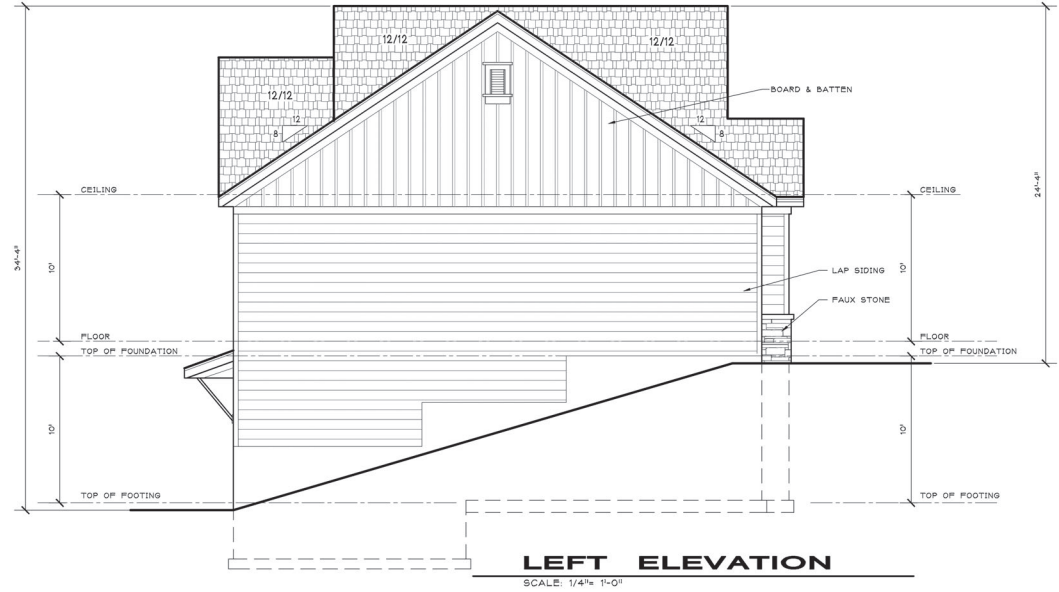
V-CUT NATURAL EDGE DETAIL - NTS

- NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED.
  2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



DECIDUOUS TREE PLANTING DETAIL - NTS

1	09/02/2024	Revised
2	09/10/2024	Original Submitted
NO	DATE	REVISION
DRWN BY	CHKD BY	
ALP	AKL	

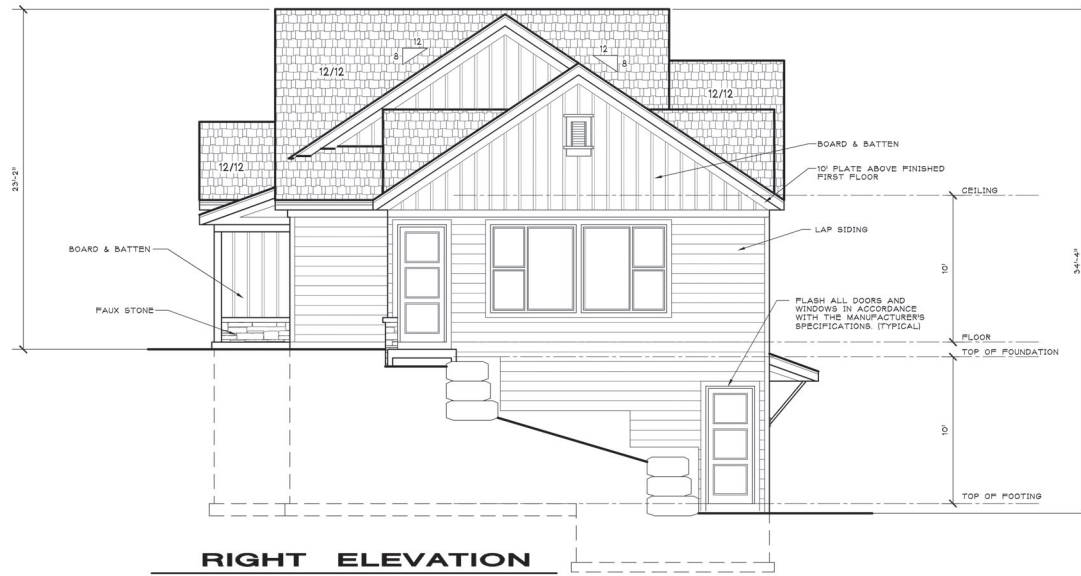


VISTA HOMES CLUBHOUSE  
WEST STAR DEVELOPMENT

**TEAM<sup>3</sup>**  
ARCHITECTS, INC.  
PHONE: 813-482-1815 FAX: 813-482-1818

DATE: 3-20-2025  
REVISIONS:  
PLAN #: 24-03C

4



VISTA HOMES CLUBHOUSE

WEST STAR DEVELOPMENT

**TEAM<sup>3</sup>**  
ARCHITECTS, INC.

DATE: 3-20-2025

REVISIONS:

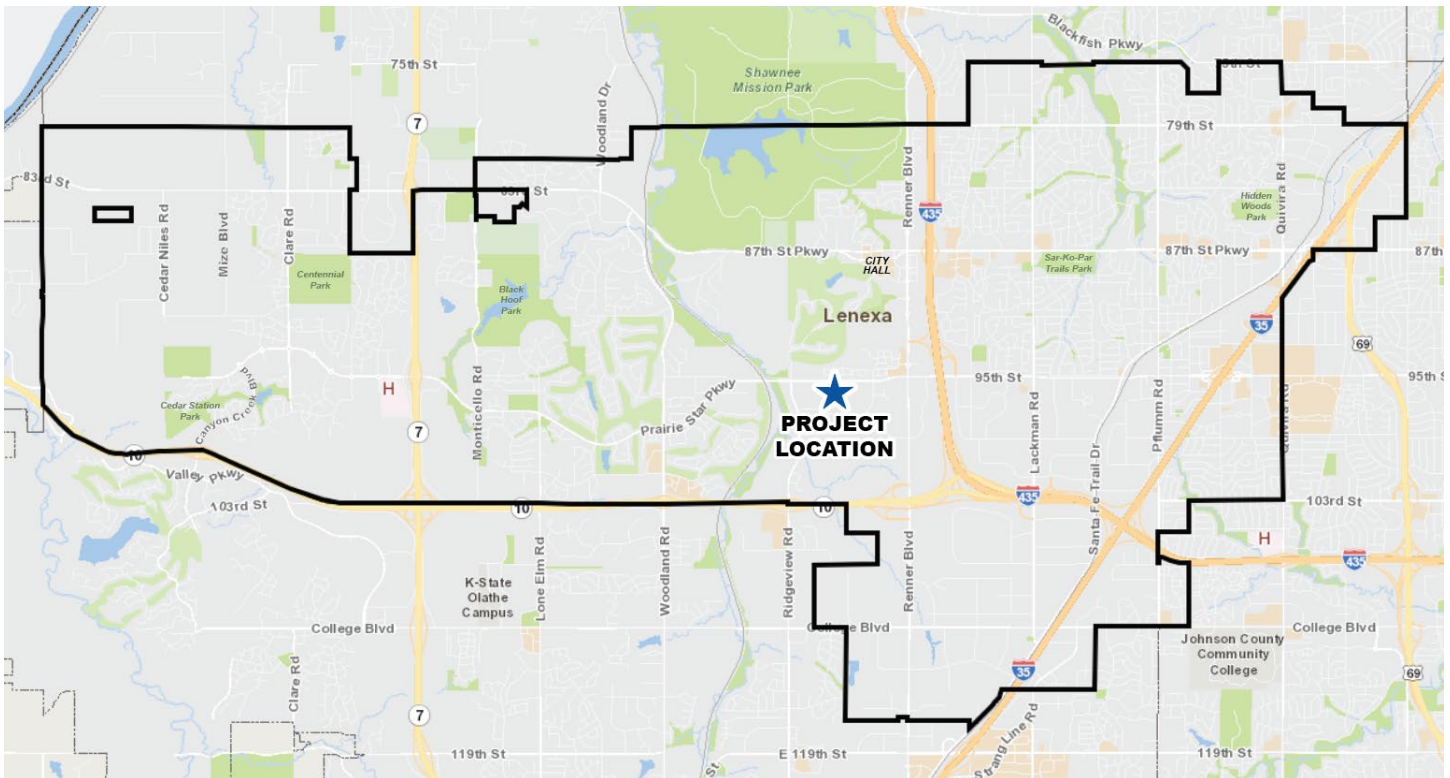
PLAN #: 24-03C





## LUXE RESIDENCES 1<sup>ST</sup> – 4<sup>TH</sup> PLATS

<b>Project #:</b>	PT25-13F, PT25-14F, PT25-15F, PT25-16F	<b>Location:</b>	9537-9579 Jupiter Street
<b>Applicant:</b>	C. Todd Allenbrand, RIC	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	James Molloy	<b>Proposed Use:</b>	Duplexes



### PROJECT SUMMARY

The applicant requests approval of four final plats for the duplexes within the Luxe Residences at Vista Village development, which is located near the southwest corner of Prairie Star Parkway and Vahalla Street. These replats of Vista Village, 2<sup>nd</sup> Plat (PT23-01FR) will split each of the duplex lots into two lots, with each unit being contained within its own lot, rather than a shared lot as currently shown. This will not change the development pattern as these units are currently under construction. The proposed plats align with the intent of the duplex use and approved final plat. This project does not require a public hearing.

**STAFF RECOMMENDATION: APPROVAL**

## SITE INFORMATION

The site is generally located near the southwest corner of Prairie Star Parkway and Vahalla Street and is zoned PUD, Planned Unit Development (RZ15-06). This zoning category allows for multiple uses developed as a unified development. The overall Vista Village development includes duplexes, commercial buildings, and an apartment component. The most recent version of the Vista Village development (PT23-01FR) replaces the proposed townhomes with duplexes in this portion of the overall development.

**TABLE 1: PREVIOUS APPLICATIONS**

Project No.	Type	Project Name	Date Approved
<b>RZ15-06</b>	Rezoning	Prairie Ridge	August 18, 2015
<b>PL15-08P</b>	Preliminary Plan		
<b>PL19-01PR</b>	Revised Preliminary Plan	Jayhawk Ridge	September 17, 2019
<b>PL21-05PR</b>	Revised Preliminary Plan	Vista Village	January 18, 2022
<b>PL22-04F</b>	Final Plan	The Villas at Vista Village	April 19, 2022
<b>PT22-09F</b>	Final Plat	Vista Village	April 19, 2022
<b>PT23-01FR</b>	Revised Final Plat	Vista Village, 2 <sup>nd</sup> Plat	March 6, 2023



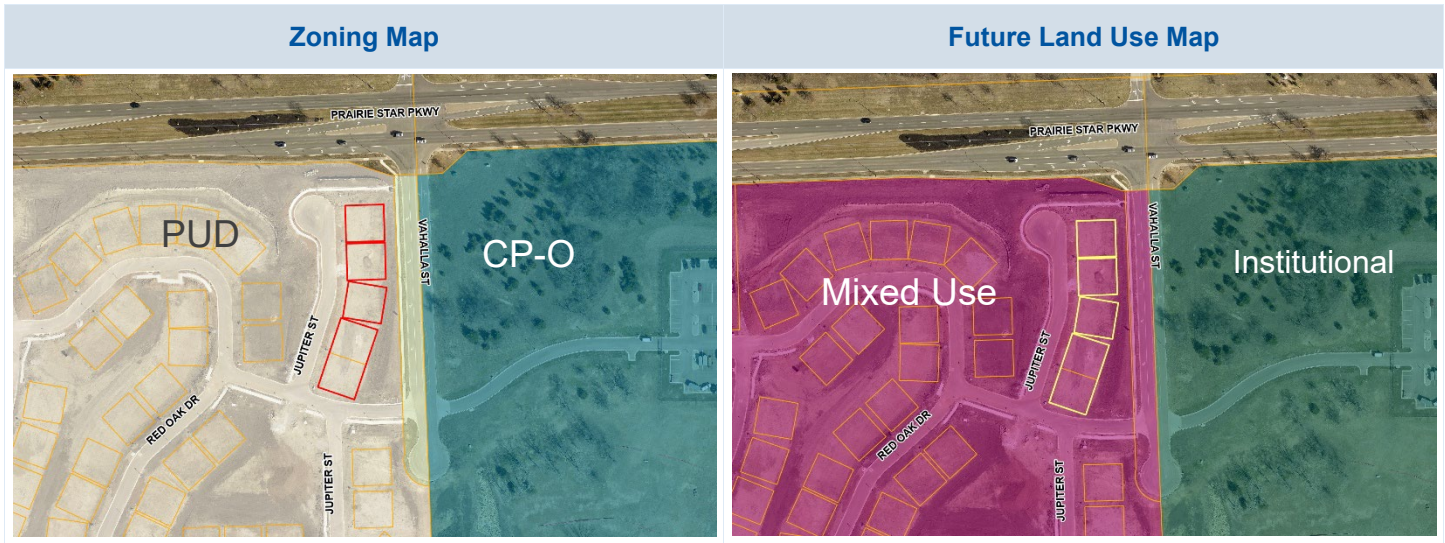
**Exhibit 1: Aerial Image of Subject Site**

<b>LAND AREA (AC)</b> 0.598	<b>BUILDING AREA (SF)</b> 22,700 (all buildings combined)	<b>CURRENT ZONING</b> PUD	<b>COMP. PLAN</b> Mixed-Use
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## LAND USE REVIEW

The proposed land use is duplex residential development. The proposed use is consistent with approved plans, zoning, and the Comprehensive Plan's Future Land Use Map.



**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Mixed-Use	PUD, Planned Unit Development District	Duplexes
<b>North</b>	Suburban Residential	RP-3, Residential Planned (Medium High-Density) District	Multifamily Residential
<b>South</b>	Mixed-Use	PUD, Planned Unit Developed District	Duplexes
<b>East</b>	Institutional	CP-O, Planned General Office District	Lenexa Justice Center
<b>West</b>	Mixed-Use	PUD, Planned Unit Developed District	Duplexes



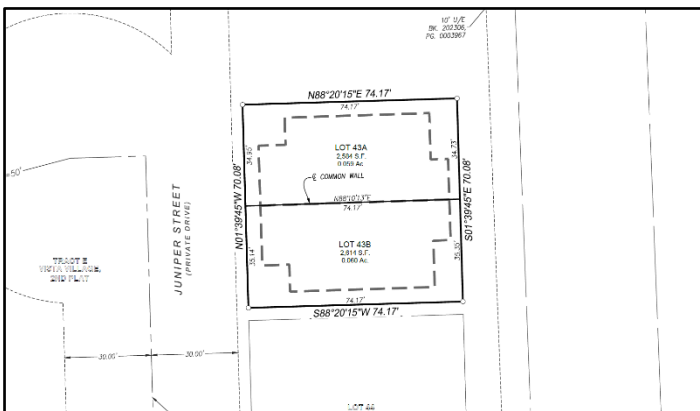
## FINAL PLAT REVIEW

The applicant requests approval of four final plats for Luxe Residences, 1<sup>st</sup> through 4<sup>th</sup> Plats. These plats replat five lots (Lots 43–47) within Vista Village, 2nd Plat, to create individual lots for each duplex dwelling unit.

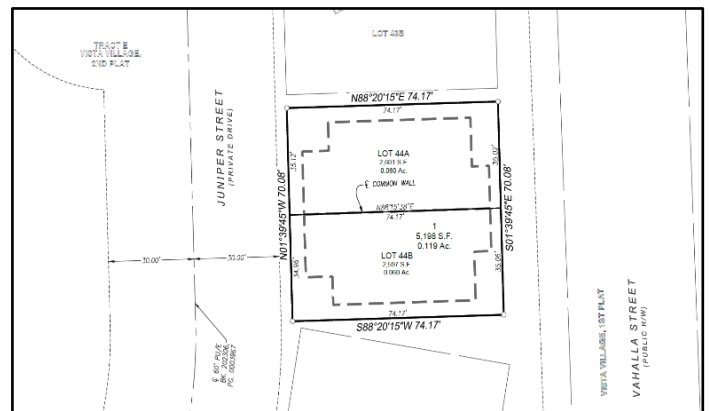
The original Vista Village plat encompassed approximately 50 acres. The easterly portion of the subdivision was originally planned for townhomes but later revised to duplexes. The subject lots are currently under construction with duplex units. The proposed plats divide each lot along the common wall of the duplex, resulting in two separate lots identified as “A” and “B.” This allows each unit to be located on its own platted lot.

Because the lots are not contiguous, Johnson County requires them to be platted separately rather than as a single replat. No changes are proposed to rights-of-way or easements. All existing easements will remain as previously platted.

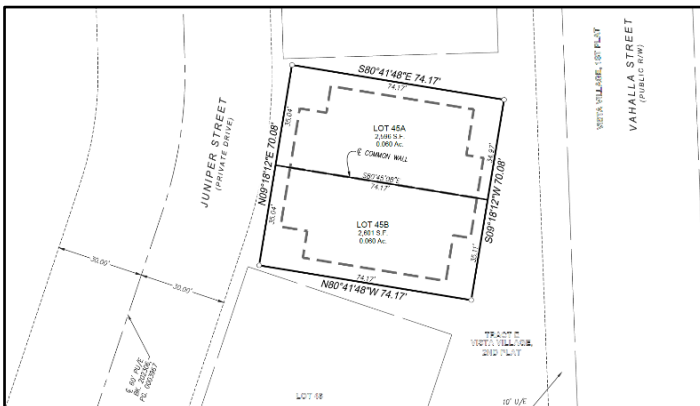
The proposed plats are consistent with the approved Vista Village subdivision layout and do not alter lot dimensions, street configurations, or development density.



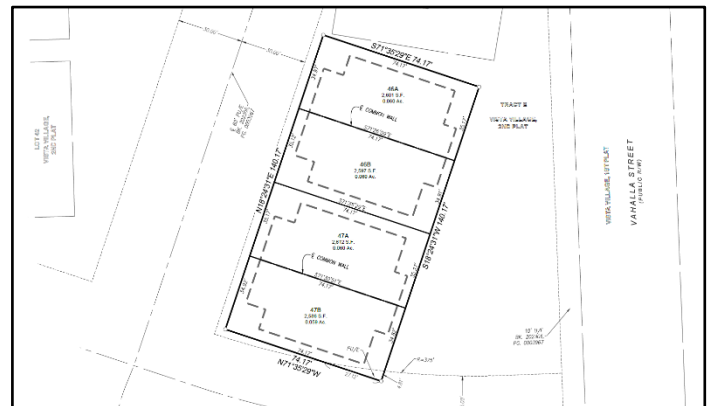
**Lot 43 – Luxe Residences, 1<sup>st</sup> Plat**



**Lot 44 – Luxe Residences, 2<sup>nd</sup> Plat**



**Lot 45 – Luxe Residences, 3<sup>rd</sup> Plat**



**Lots 46 & 47 – Luxe Residences, 4<sup>th</sup> Plat**

## DEVIATIONS

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

## NEXT STEPS

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

## RECOMMENDATION FROM PROFESSIONAL STAFF

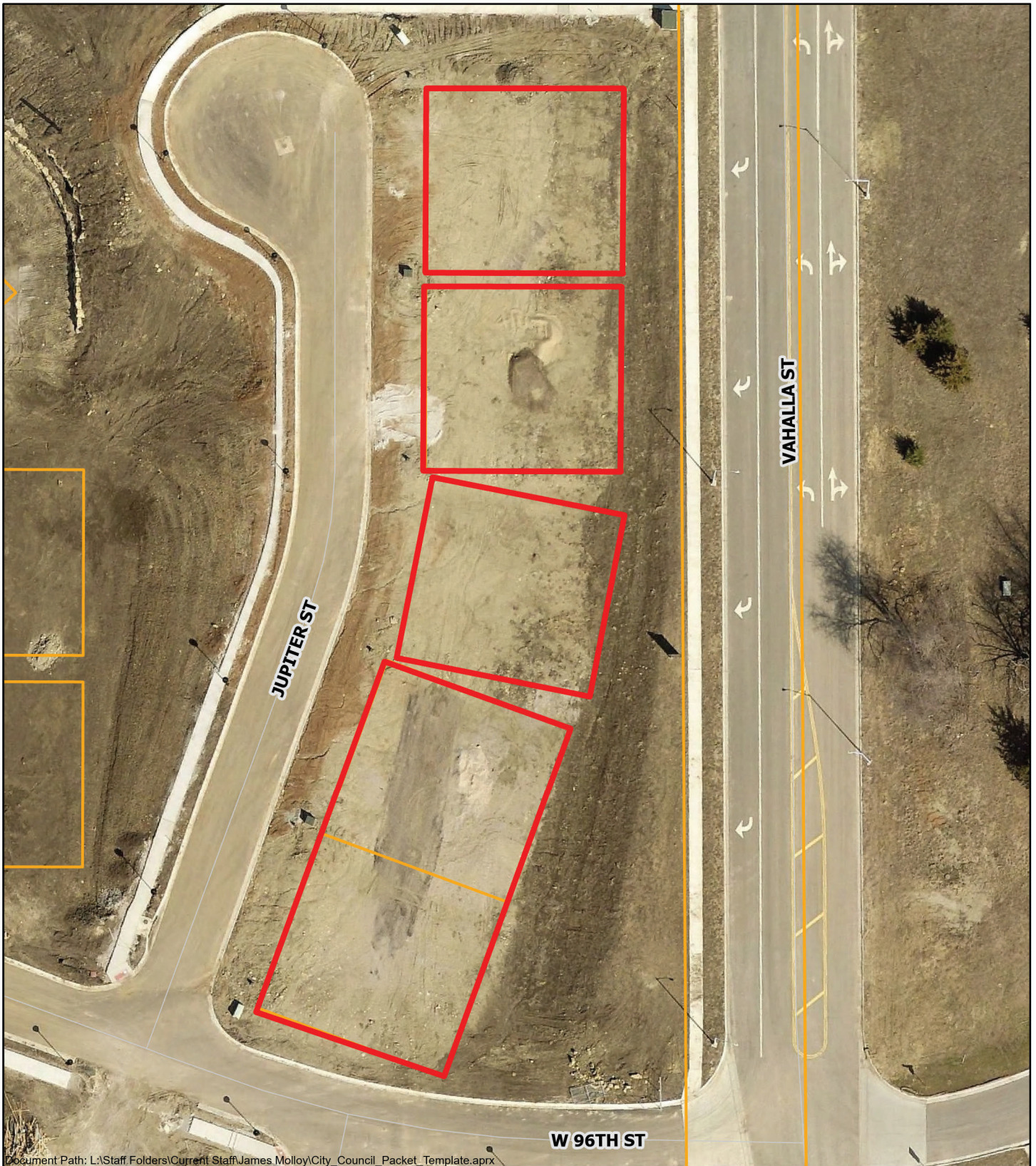
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- ★ **Staff recommends approval of the proposed Final Plats for Luxe Residences 1<sup>st</sup> through 4<sup>th</sup> Plats.**
  - The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create ***Vibrant Neighborhoods***.

## FINAL PLAT

Staff recommends **APPROVAL** of the final plats for PT25-13F, PT25-14F, PT25-15F, and PT25-16F – **Luxe Residences 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Plats** at 9537-9579 Jupiter Street, for a duplex development.

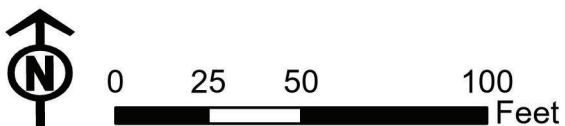




Document Path: L:\Staff Folders\Current Staff\James Molloy\City Council Packet Template.aprx

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

## Luxe Residences 1st - 4th Plats

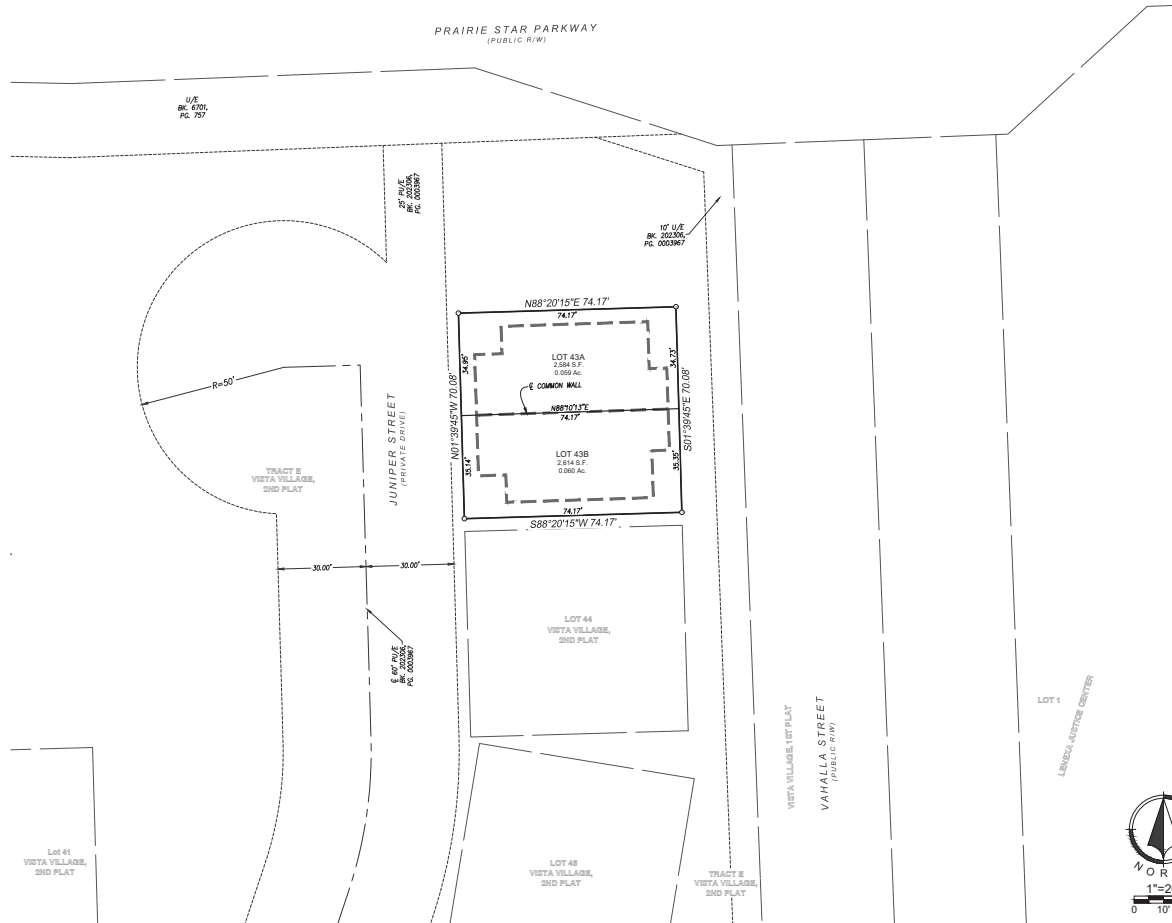




# FINAL PLAT

## LUXE RESIDENCES, 1ST PLAT

A REPLAT OF ALL OF LOT 43, VISTA VILLAGE, 2ND PLAT  
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



### NOTES:

Basis of Bearings: North 88°20'15\"

All bearings and distances shown on this plat are platted and measured unless otherwise noted.

All interior lot lines labeled common wall on this plat are coincident with a common building wall.

This plat is subject to a Restrictive Covenant Agreement recorded in the Office of the Register of Deeds, Book 202301, Page 000606.

288.50' (plat boundary distance) / 0.0000' (closing distance) = Unadjusted Error of Closure: 1 part in 288,500,000.00'

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0049G, revised August 3, 2009, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

- LEGEND:
- SET 10\"
  - UTILITY EASEMENT
  - PRIVATE UTILITY EASEMENT
  - EXISTING AS-BUILT BUILDING FOOTPRINTS

### DESCRIPTION

A Replat of All of Lot 43, VISTA VILLAGE, 2ND PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, lying above the Farley Ledge of Limestone, where such ledge exists, prepared by Wayne E. Mahnicof, Kansas PS-1239 on June 10, 2025, containing 5,198 square feet, or 0.119 acres, more or less.

### DEDICATION

The undersigned proprietor of the above-described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which hereafter shall be known as:

"LUXE RESIDENCES, 1ST PLAT"

The undersigned proprietor reserves unto itself, its grantees, agents, successors and assigns, a permanent easement for the purpose of locating, constructing and maintaining or authorizing the location, construction and maintenance of underground conduits for water, electricity, sewer and gas mains, or all or any of them under or upon all lots in this plat. The easement is designed to allow for the placement of a single main, if so warranted, for each of the aforesaid utilities to service all dwelling units in the building constructed on this plat. Said easement shall be in gross and shall be permanent in nature and duration, and the owner of any dwelling unit shall commit no act or omission that will preclude the making and maintenance of the aforesaid improvements.

### RESTRICTIONS

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

### EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_ 20\_\_.

LUXE, LLC

Michael A. Christie, Manager

STATE OF KANSAS  
COUNTY OF JOHNSON

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_ 20\_\_, before me a Notary Public in and for said County and State, came Michael A. Christie, Manager of LUXE, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

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

My Appointment Expires: \_\_\_\_  
Notary Public: \_\_\_\_\_

### APPROVALS

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

Chris Poss, Chairman

I hereby certify that during month of March 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

Wayne E. Mahnicof, Kansas PS-1239  
RIC KS CLS-234  
wemahnicof@ric-consult.com



### LUXE RESIDENCES, 1ST PLAT

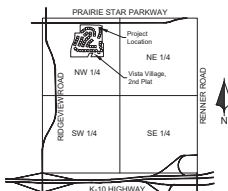
Prepared For:  
West Star Development  
Camille Christie  
10550 S. Warwick Street  
Olathe, Kansas 66061  
(913) 498-8000



102 Abbe Avenue  
Kansas City, Kansas 66103  
913.317.9500  
www.ri-consult.com

Date of Preparation:  
JUNE, 2025

Certificates of Authorization:  
Missouri CLS-2011003572; Kansas CLS-234



### LOCATION MAP

SECTION 06-13-24  
Scale 1" = 200'



# FINAL PLAT

## LUXE RESIDENCES, 3RD PLAT

A REPLAT OF ALL OF LOT 45, VISTA VILLAGE, 2ND PLAT  
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



### NOTES

Basis of Bearings: South 80°41'48" East, along the Northerly line of Lot 45, VISTA VILLAGE, 2ND PLAT.

All bearings and distances shown on this plat are platted and measured unless otherwise noted.

All interior lot lines labeled common wall on this plat are coincident with a common building wall.

This plat is subject to a Restrictive Covenant Agreement recorded in the Office of the Register of Deeds, Book 202301, Page 000606.

288.50' (plat boundary distance) / 0.0000' (closing distance) = Unadjusted Error of Closure: 1 part in 288,500,000.00'

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0049G, revised August 3, 2009, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

### DESCRIPTION

A Replat of All of Lot 45, VISTA VILLAGE, 2ND PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, lying above the Farley Ledge of Limestone, where such ledge exists, prepared by Wayne E. Mahnicof, Kansas PS-1239 on July 2, 2025, containing 5,198 square feet, or 0.119 acres, more or less.

### DEDICATION

The undersigned proprietor of the above-described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which hereafter shall be known as:

"LUXE RESIDENCES, 3RD PLAT"

The undersigned proprietor reserves unto itself, its grantees, agents, successors and assigns, a permanent easement for the purpose of locating, constructing and maintaining or authorizing the location, construction and maintenance of underground conduits for water, electricity, sewer and gas mains, or all or any of them under or upon all lots in this plat. The easement is designed to allow for the placement of a single main, if so warranted, for each of the aforesaid utilities to service all dwelling units in the building constructed on this plat. Said easement shall be in gross and shall be permanent in nature and duration, and the owner of any dwelling unit shall commit no act or omission that will preclude the making and maintenance of the aforesaid improvements.

### RESTRICTIONS

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

### EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_ 20\_\_.

LUXE, LLC

Michael A. Christie, Manager

STATE OF KANSAS )  
COUNTY OF JOHNSON ) SS

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_ 20\_\_, before me a Notary Public in and for said County and State, came Michael A. Christie, Manager of LUXE, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

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

My Appointment Expires: \_\_\_\_  
Notary Public: \_\_\_\_\_

### APPROVALS

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

Chris Poss, Chairman

I hereby certify that during month of June 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

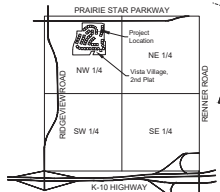


Wayne E. Mahnicof, Kansas PS-1239  
RIC KS CLS-234  
wemahnicof@ric-consult.com



### LEGEND:

- SET 10" X 34" REBAR WITH RIC NOCL5201100872 KBCLS234 CAP
- U/E UTILITY EASEMENT
- P/E PRIVATE UTILITY EASEMENT
- DENOTES EXISTING AS-BUILT BUILDING FOOTPRINTS



### LOCATION MAP

SECTION 06-13-24  
Scale 1" = 200'

### LUXE RESIDENCES, 3RD PLAT

Prepared For:  
West Star Development  
Camille Christie  
10550 S. Warwick Street  
Olathe, Kansas 66061  
(913) 498-8000

Date of Preparation:  
JULY, 2025

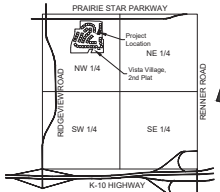


102 Abbie Avenue  
Kansas City, Kansas 66103  
913.317.5600  
www.ri-consult.com  
Certificates of Authorization:  
Missouri CLS-2011003572; Kansas CLS-234



# FINAL PLAT LUXE RESIDENCES, 4TH PLAT

A REPLAT OF ALL OF LOTS 46 and 47, VISTA VILLAGE, 2ND PLAT  
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



## NOTES

Basis of Bearings: South 71°35'29" East, along the Northerly line of Lot 46, VISTA VILLAGE, 2ND PLAT.

All bearings and distances shown on this plat are plotted and measured unless otherwise noted.

All interior lot lines labeled common wall on this plat are coincident with a common building wall.

This plat is subject to a Restrictive Covenant Agreement recorded in the Office of the Register of Deeds, Book 202201, Page 000006.

428.67' (plat boundary distance) / 0.0000' (closing distance) = Unadjusted Error of Closure: 1 part in 428,680,000.00'

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0049G, revised August 3, 2009, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.



- LEGEND:
- SET 1/2" X 3/4" REBAR WITH R/C NOCL501103072 KBCLS24 CAP
  - U/E UTILITY EASEMENT
  - P/U/E PRIVATE UTILITY EASEMENT
  - DENOTES EXISTING AS-BUILT BUILDING FOOTPRINTS

## DESCRIPTION

A Replat of All of Lots 46 and 47, VISTA VILLAGE, 2ND PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, lying above the Farley Ledge of Limestone, where such ledge exists, prepared by Wayne E. Mahicof, Kansas PS-1239 on August 22, 2025, containing 10,396 square feet, or 0.239 acres, more or less.

## DEDICATION

The undersigned proprietor of the above-described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which hereafter shall be known as:

"LUXE RESIDENCES, 4TH PLAT"

The undersigned proprietor reserves unto itself, its grantees, agents, successors and assigns, a permanent easement for the purpose of locating, constructing and maintaining or authorizing the location, construction and maintenance of underground conduits for water, electricity, sewer and gas mains, or all or any of them under or upon all lots in this plat. The easement is designed to allow for the placement of a single man, if so warranted, for each of the aforesaid utilities to service all dwelling units in the building constructed on this plat. Said easement shall be in gross and shall be permanent in nature and duration, and the owner of any dwelling unit shall commit no act or omission that will preclude the making and maintenance of the aforesaid improvements.

## RESTRICTIONS

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

## EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_ 20\_\_.

LUXE, LLC

Michael A. Christie, Manager

STATE OF KANSAS SS  
COUNTY OF JOHNSON

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_ 20\_\_ before me a Notary Public in and for said County and State, came Michael A. Christie, Manager of LUXE, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

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

My Appointment Expires: \_\_\_\_  
Notary Public

## APPROVALS

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

Chris Poss, Chairman

I hereby certify that during month of March 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

Wayne E. Mahicof, Kansas PS-1239  
RIC KS CLS-234  
wmahicof@ric-consult.com



## LUXE RESIDENCES, 4TH PLAT

Prepared For:  
West Star Development  
Candice Christie  
10550 S. Warwick Street  
Olathe, Kansas 66061  
(913) 498-8000

Date of Preparation:  
August, 2025

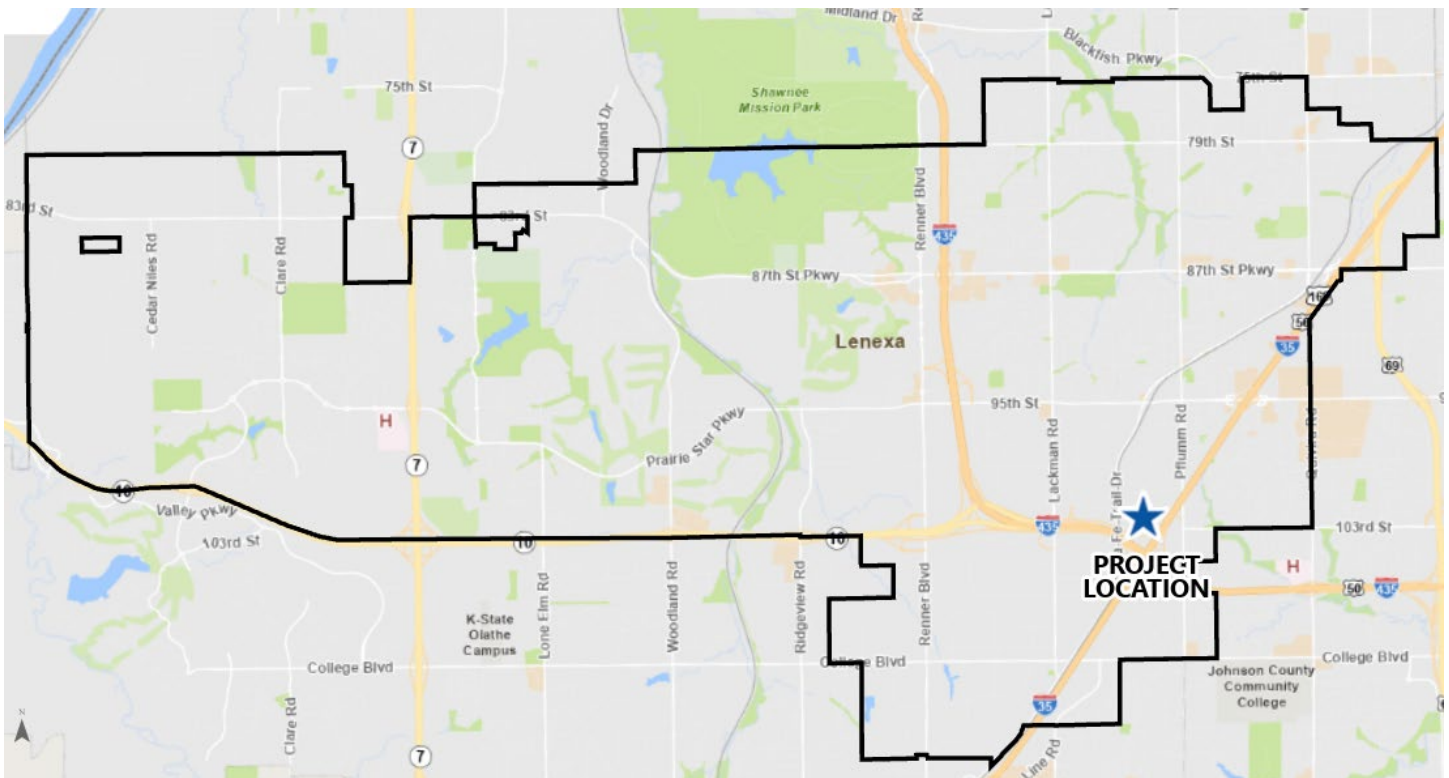


102 Abbie Avenue  
Kansas City, Kansas 66103  
913.317.9500  
www.ri-consult.com

Certificates of Authorization:  
Missouri CLS-2011003572; Kansas CLS-234

## STAG WESTLAKE

<b>Project #:</b>	PT25-17F	<b>Location:</b>	14050 Marshall Drive
<b>Applicant:</b>	Noah Verbraken, ARCO1	<b>Project Type:</b>	Final Plat
<b>Staff Planner:</b>	Jessica Lemanski	<b>Proposed Use:</b>	Wholesale and warehousing, general and Office



## PROJECT SUMMARY

The applicant requests approval of a final plat to create two lots at 14050 Marshall Drive, just north of the I-35 and I-435 interchanges. A preliminary plan and plat were approved in July 2025 for the construction of two 186,300 SF industrial buildings in two phases. The final plat, which is consistent with the preliminary plan/plat, proposes to separate the site into two lots, which will also serve as the separation of phases for the development. An access easement will be dedicated along the shared drive between the two buildings leading to the southern and northeastern access points, and two additional utility easements are proposed. The applicant requests approval of a final plat for the development. A final plan for phase one has been submitted for administrative review.

**STAFF RECOMMENDATION: APPROVAL**

## SITE INFORMATION

The subject property is located east of Santa Fe Trail Drive between W. 101<sup>st</sup> Street and Marshall Drive. The I-35 and I-435 interchanges are located approximately 0.15 miles south of the site. The site has been developed as a warehousing and distribution use since 1967 and is located in an area of Lenexa that largely consists of industrial and office uses. The Burlington Northern Santa Fe railroad is located directly west of the site and next to Santa Fe Trail Drive.

The site is currently developed with a 269,389 SF warehousing and distribution building. Loading docks and associated parking are located on the east side, and a 10,206 SF office building and associated parking are located in the middle of the site. The west side of the site is undeveloped with a large grass field. There are two vacant holding tanks and an associated maintenance building on the north side of the site. Currently, a property line bisects the larger warehousing building.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
32.7	372,600	BP-2	Business Park

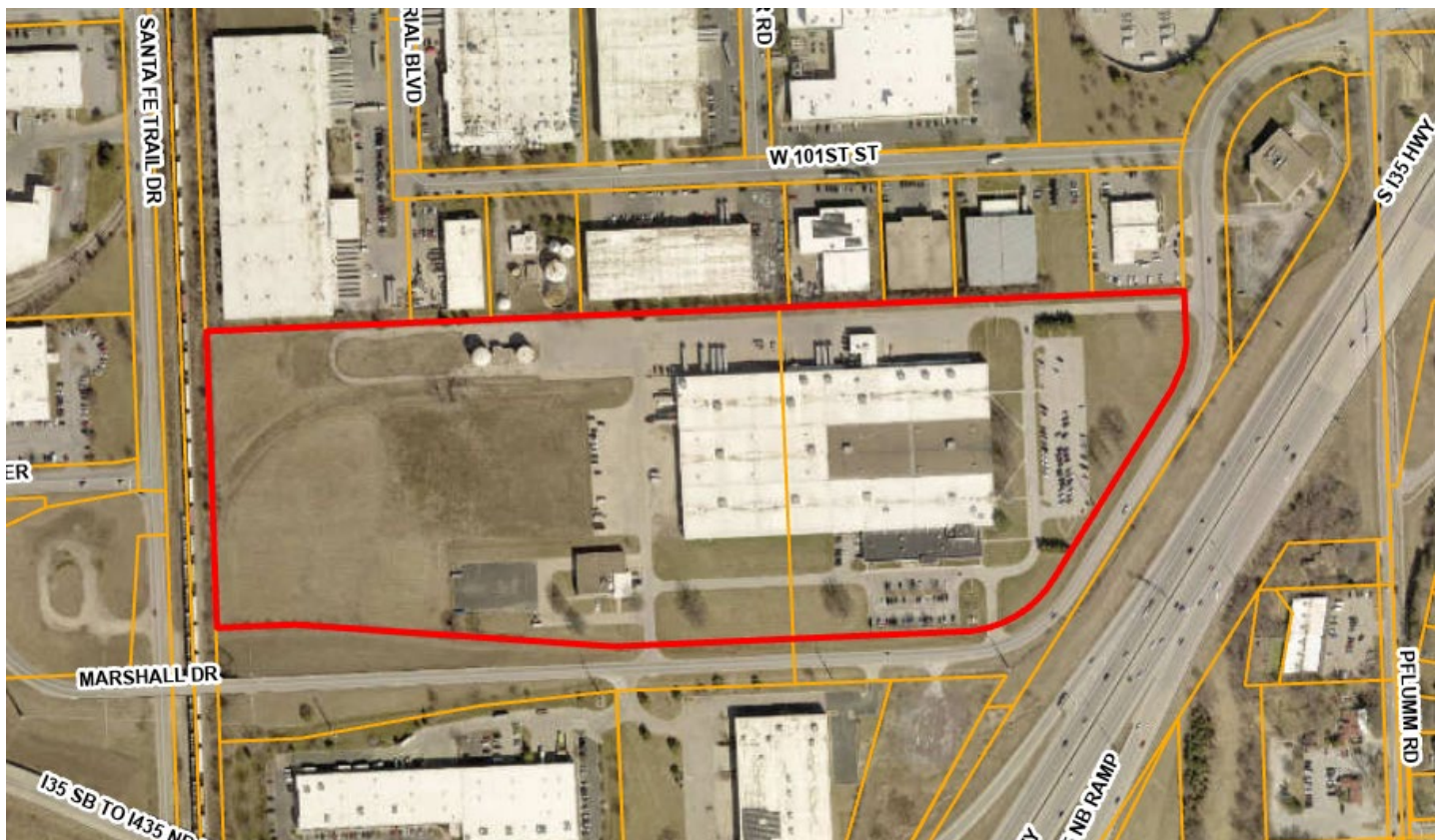


Exhibit 1: Aerial Image of Subject Site

**TABLE 1: PREVIOUS APPLICATIONS**

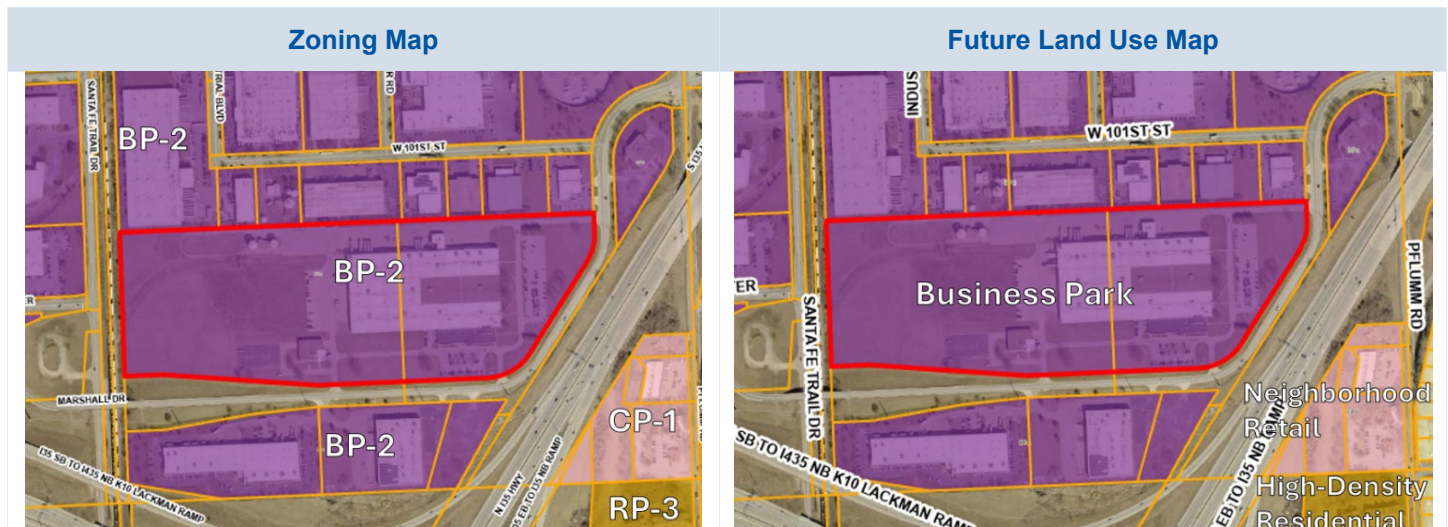
Project Number	Application Type	Project Name	Date Approved
<b>PL25-10P</b>	Preliminary Plan/Plat	STAG Westlake	July 15, 2025



A preliminary plan proposing two 186,300 SF buildings and associated parking areas to be constructed in two phases on the site was approved on July 15, 2025. A central drive aisle will run between the two buildings and include an access easement to ensure free movement of vehicles for both sites. Loading docks for larger trucks will be located at the rear of both buildings with screening walls on the east and west sides to reduce the visibility of the loading area from surrounding roads and properties. There will be employee and visitor parking at the front and sides of the site, and drive aisles will allow the movement of vehicles around both buildings. The final plan for the site is subject to staff approval per UDC Section 4-1-H-3-H. The final plan for this development is currently under review.

## LAND USE REVIEW

The site is zoned BP-2, Planned Manufacturing District. The property is situated to the west of I-35, just north of its intersection with I-435. The surrounding properties are zoned BP-2, Planned Manufacturing District, and are classified as Business Park in the Future Land Use Map. Surrounding uses include warehousing and office spaces, manufacturing, and a wastewater treatment and disposal facility serving a manufacturing operation to its north. The proposed use for the subject property is warehousing and office although a specific tenant has not yet been identified.



**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Business Park	BP-2, Planned Manufacturing District	Wholesale and Warehousing, Office
<b>North</b>	Business Park	BP-2, Planned Manufacturing District	Wholesale and Warehousing, Office, Waste Disposal, Manufacturing
<b>South</b>	Business Park	BP-2, Planned Manufacturing District	Wholesale and Warehousing, Office
<b>East</b>	N/A	N/A	I-35
<b>West</b>	Business Park	BP-2, Planned Manufacturing District	Commercial Printing, Warehousing and Office

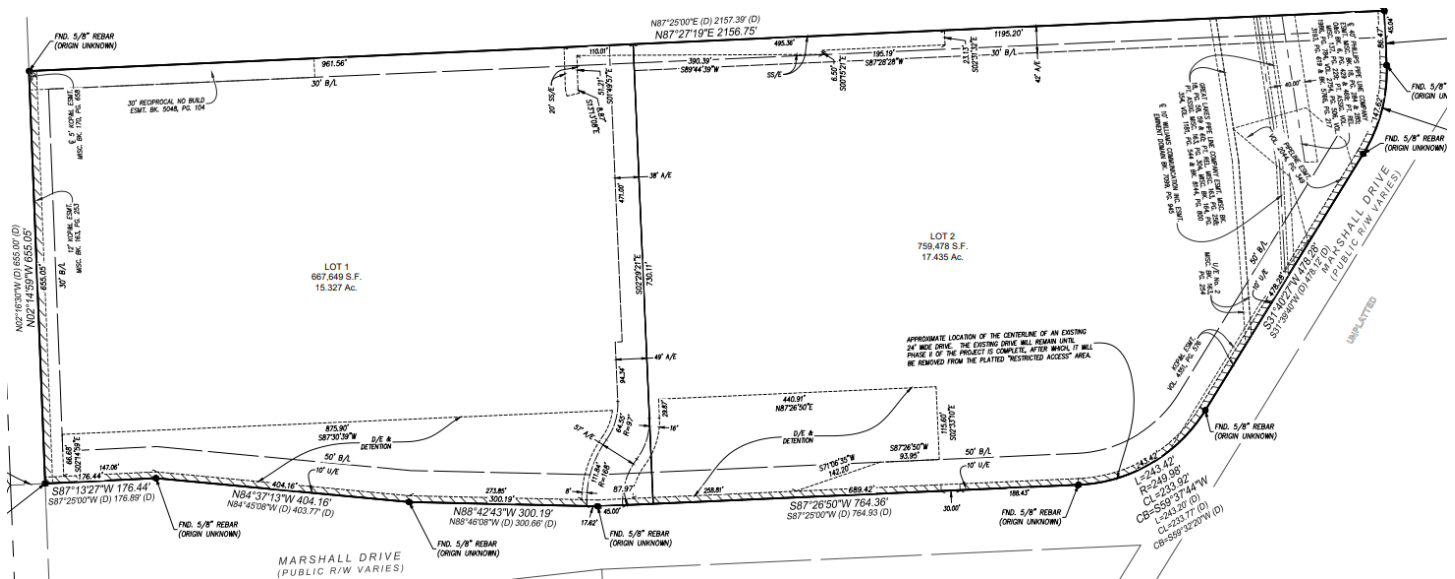
The proposed use is a mix of warehousing, office, and supporting showrooms with limited retail sales. Warehousing and office uses are permitted in the BP-2 District, as well as limited retail services intended to serve the business, employees, and visitors to industrial areas and business parking. All proposed uses are compatible with the surrounding zoning designations, land uses, and future land use classifications.

## FINAL PLAT REVIEW

Approval of a final plat is requested to move the lot line that runs through the current Westlake building on the site and create two platted lots. The property is not currently platted. The plat includes two lots and is consistent with the phasing proposed for the preliminary plan, with Lot 1 being developed first with a new driveway and central access road to serve both lots. There are no tracts within the plat.

Lot 1 (west) will consist of 667,649 SF (15.327 acres), and Lot 2 (east) will consist of 759,478 SF (17.435 acres). Both lots will have access via a shared drive from Marshall Drive. An access easement is proposed along the shared drive between the two buildings leading to the southern and northeastern access points to allow free movement of vehicles throughout the entirety of the site from all access points. There are two secondary access points proposed off Marshall Drive on the southeast side of the property and the northeast side, both of which are part of Phase 2 on the final plan.

A final plan for Phase 1 (Lot 1) has been submitted for administrative review. The proposed final plat is consistent with the approved preliminary plan/plat and the current final plan submittal.

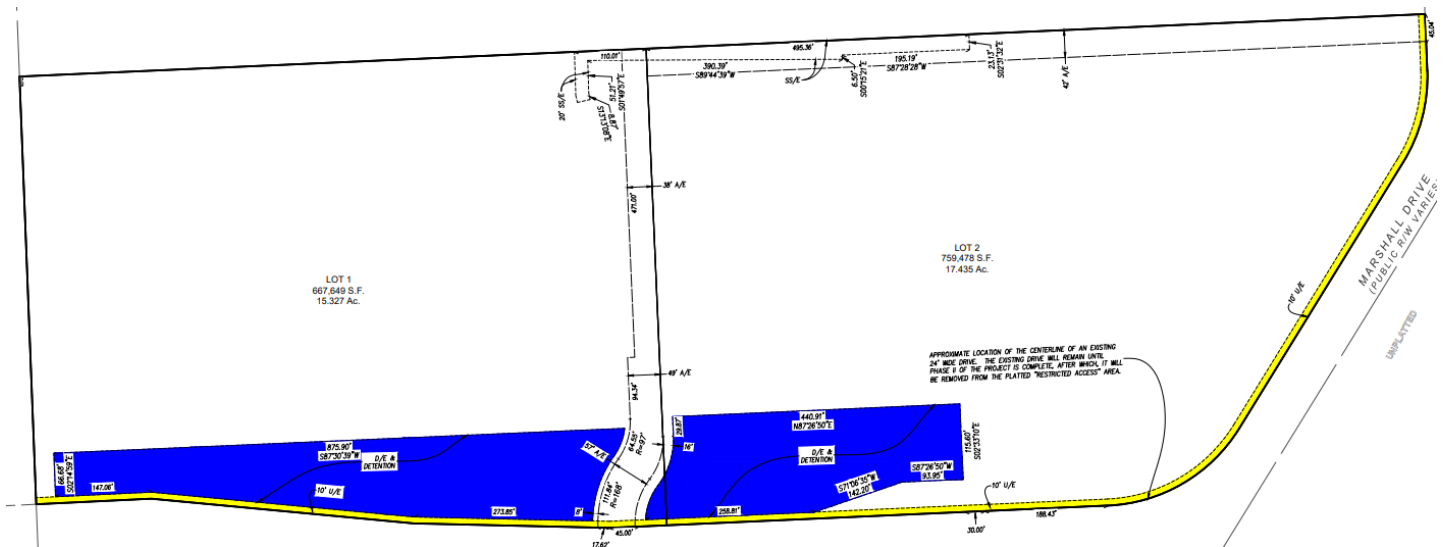


**Exhibit 2: STAG Westlake Final Plat**

Table 3 shows the easements proposed to be dedicated with the plat. Exhibit 3 shows the easements dedicated to the City of Lenexa in blue and yellow. Utilities are already available to the site. The final plat is consistent with Section 4-2 of the UDC.

**TABLE 3: PLAT DEDICATIONS**

Type of Dedication	Dedicated to
Utility Easement	City of Lenexa
Drainage Easement	City of Lenexa
Access Easement	Owners of Lots 1 & 2
Sewer Easement	Johnson County Wastewater



**Exhibit 3: STAG Westlake Final Plat with easements shown in blue (drainage) and yellow (utility)**

## DEVIATIONS

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

## NEXT STEPS

- This project requires approval from the Planning Commission and acceptance of dedications by the City Council. Pending approval from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on October 21, 2025.
- The applicant must receive approval for a final plan 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 must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements and development fees.



## **RECOMMENDATION FROM PROFESSIONAL STAFF**

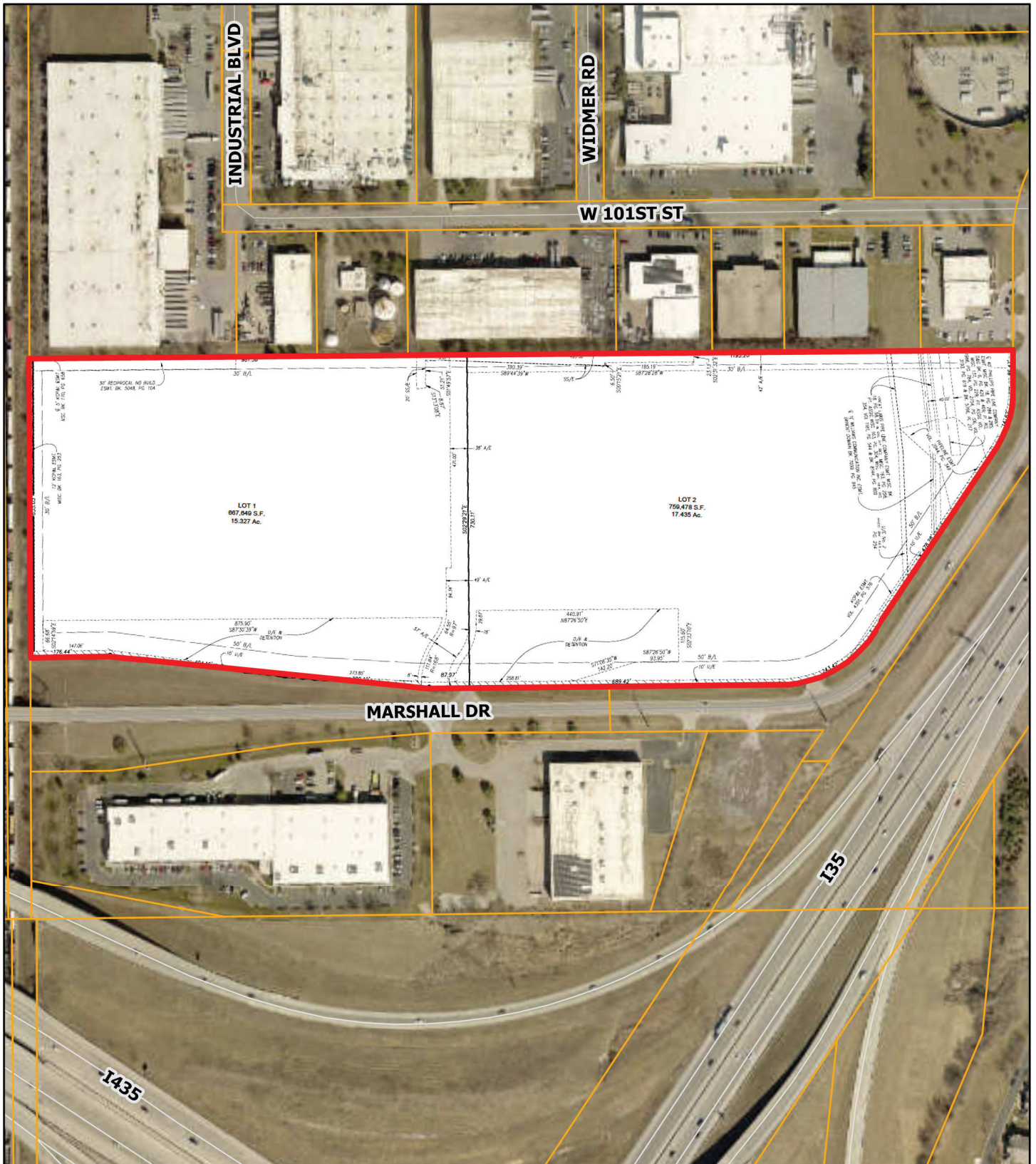
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★ **Staff recommends approval of the proposed Final Plat for STAG Westlake.**

- The final plat will eliminate the existing Westlake building's encroachment onto a central lot line and establish the access and utility easements necessary for the development.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create a ***Thriving Economy***.

### **FINAL PLAT**

Staff recommends **approval** of the final plat for Project PT25-17F – **STAG Westlake** at 14050 Marshall Drive for a wholesale and warehousing, general and office development.



Document Path: L:\Staff Folders\Current Staff\Jessica Lemanski\GIS Projects\Jess City Council Packet Template.aprx

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

## STAG Westlake Final Plat



0 100 200 300 Feet



# FINAL PLAT STAG LENEXA

PART OF THE SE QUARTER OF SECTION 04 TOWNSHIP 13 SOUTH, RANGE 24 EAST,  
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

## DESCRIPTION

Part of the Southeast Quarter of Section 4, Township 13 South, Range 24 East of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, prepared by Wayne E. Maincoff, Kansas PS-1239 on May 22, 2025, more particularly described as follows:

Commencing at Southwest corner of said Southeast Quarter; thence North 02°14'09" West, along the West line of said Southeast Quarter, a distance of 675.23 feet to a point on North right-of-way line of Marshall Drive, as now established and its extension thereof; thence, departing said West line, South 87°13'27" East, along said North right-of-way line and its extension thereof, a distance of 65.00 feet to the Point of Beginning, said point also being on the East right-of-way line of the St. Louis and San Francisco Railway Company, now known as the BNSF Railway Company; thence, departing said North right-of-way line, North 02°14'09" West, along the East right-of-way line of said Railway Company, a distance 655.05 feet; thence, departing said East right-of-way line, North 87°27'19" East, a distance of 2,156.75 feet to a point on the West right-of-way line of said Marshall Drive; thence South 02°19'37" East, along said West right-of-way line, a distance of 66.47 feet; thence continuing along said West right-of-way line, the Northwestly right-of-way line and the North right-of-way line of said Marshall Drive for the following seven (7) courses; thence South, on a non-tangent curve to the right having a radius of 245.35 feet, a chord bearing of South 14°47'31" West, a chord length of 145.47 feet, and an arc length of 147.62 feet; thence South 31°40'27" West, a distance of 479.28 feet; thence Southwesterly, on a non-tangent curve to the right having a radius of 249.58 feet, a chord bearing of South 59°37'44" West, a chord length of 233.92 feet, and an arc length of 243.42 feet; thence South 87°28'50" West, a distance of 764.36 feet; thence North 86°42'43" West, a distance of 300.19 feet; thence North 84°37'13" West, a distance of 404.16 feet; thence South 87°13'27" West, a distance of 176.44 feet to the Point of Beginning, containing 1,427,127 square feet, or 32.782 acres, more or less.

## DEDICATION

The undersigned proprietor of the above-described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which hereafter shall be known as:

### "STAG LENEXA"

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction and maintenance and use of conduits, pipes, viels, manholes, surface drainage facilities and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Drainage Easement" or "DIE" 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. 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 enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of streets, curbs, sidewalks, jogging trails, conduits, pipes, mains, viels, manholes, surface drainage facilities, utilities, landscaping and other similar facilities upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "UE" is hereby granted to the City of Lenexa, Johnson County, Kansas, for its use and that of its designees or duly authorized agents. A 10 foot wide Utility Easement" or "UE" of its adjacent and parallel with all street right-of-way lines, when shown hereon, is hereby dedicated to the City of Lenexa, Johnson County, Kansas, for its use and that of its designees or duly authorized agents, for the purposes previously described. No above ground facilities associated with the uses herein permitted shall be constructed, located or maintained in any area of the UE that crosses or intersects with a drainage easement.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SSE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and to hereby dedicated to Johnson County Wastewater or their assigns. Attention 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 access easement is hereby granted to the owners of Lots 1 and 2, including related facilities and appurtenances thereto, upon, over, and across those areas outlined and designated on this plat as "Access Easement" or "AE", which shall be owned and maintained by the undersigned proprietor, its successors, assigns and heirs, for ingress and egress of all owners, occupants, their guests and invitees. Owners and occupants of adjoining land of the plat, as well as other properties within the development shall have the same right of ingress and egress as all owners and occupants of lots and parcels depicted on this plat. No obstacle or obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Access Easement".

## CONSENT TO LEVY

The undersigned proprietor of the above described tract of 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 unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public ways or thoroughfares.

## EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STAG INDUSTRIAL HOLDINGS, LLC

Seth Malamut, Assistant Secretary

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me a Notary Public in and for said County and State, came Seth Malamut, Assistant Secretary of STAG INDUSTRIAL HOLDINGS, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

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

My Appointment Expires: \_\_\_\_\_

Notary Public:

## APPROVALS

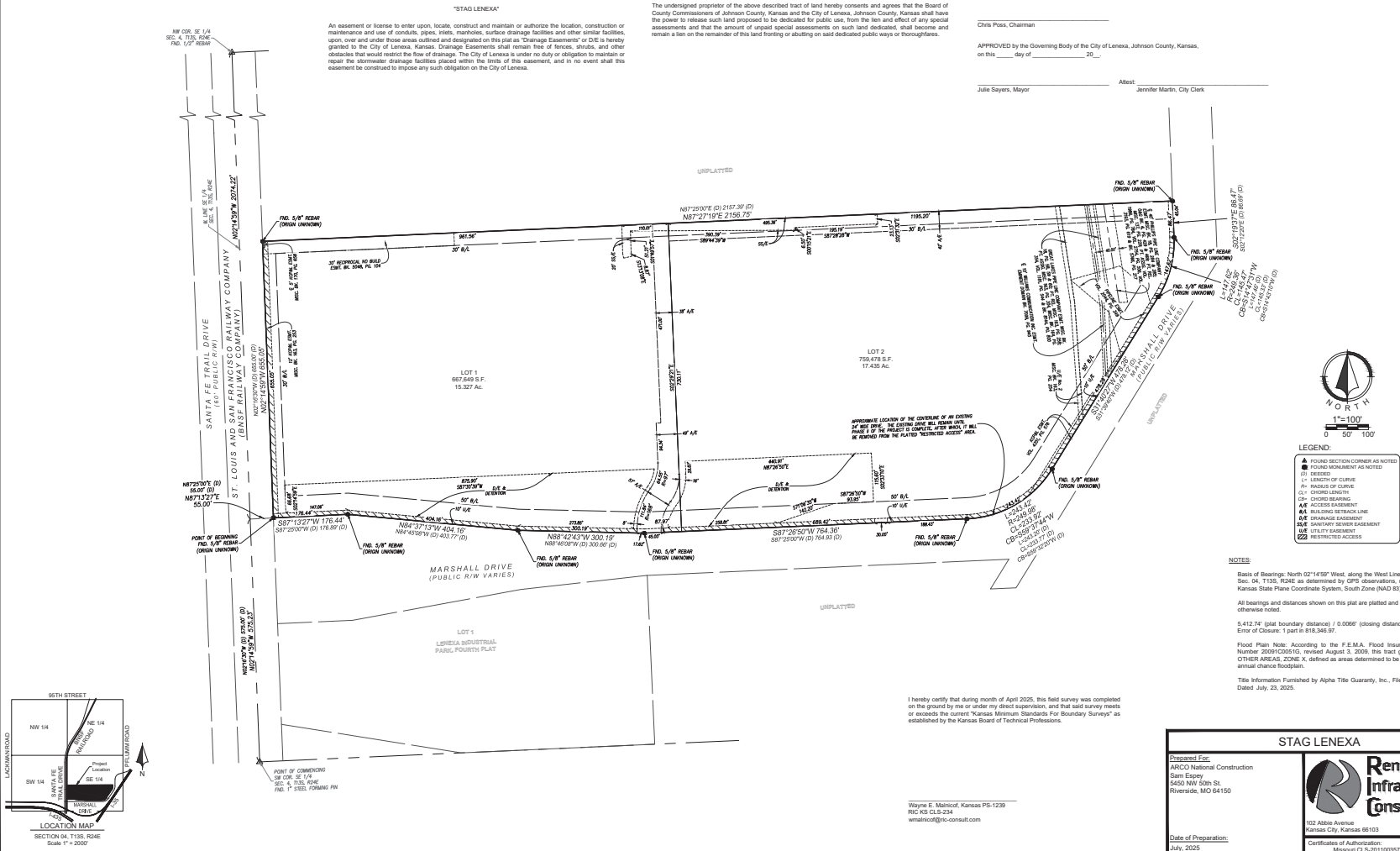
APPROVED by the Planning Commission of the City of Lenexa, Johnson County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris Posa, Chairman

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

Julie Sayers, Mayor

Attest:  
Jennifer Martin, City Clerk



I hereby certify that during month of April 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Survey" as established by the Kansas Board of Technical Professions.

Wayne E. Maincoff, Kansas PS-1239  
KIC K3 CL3-234  
wmaincoff@ic-survey.com

**STAG LENEXA**

**Prepared For:**  
ARCO National Construction  
Sam Espey  
3450 NW 56th St  
Riverside, MO 64150

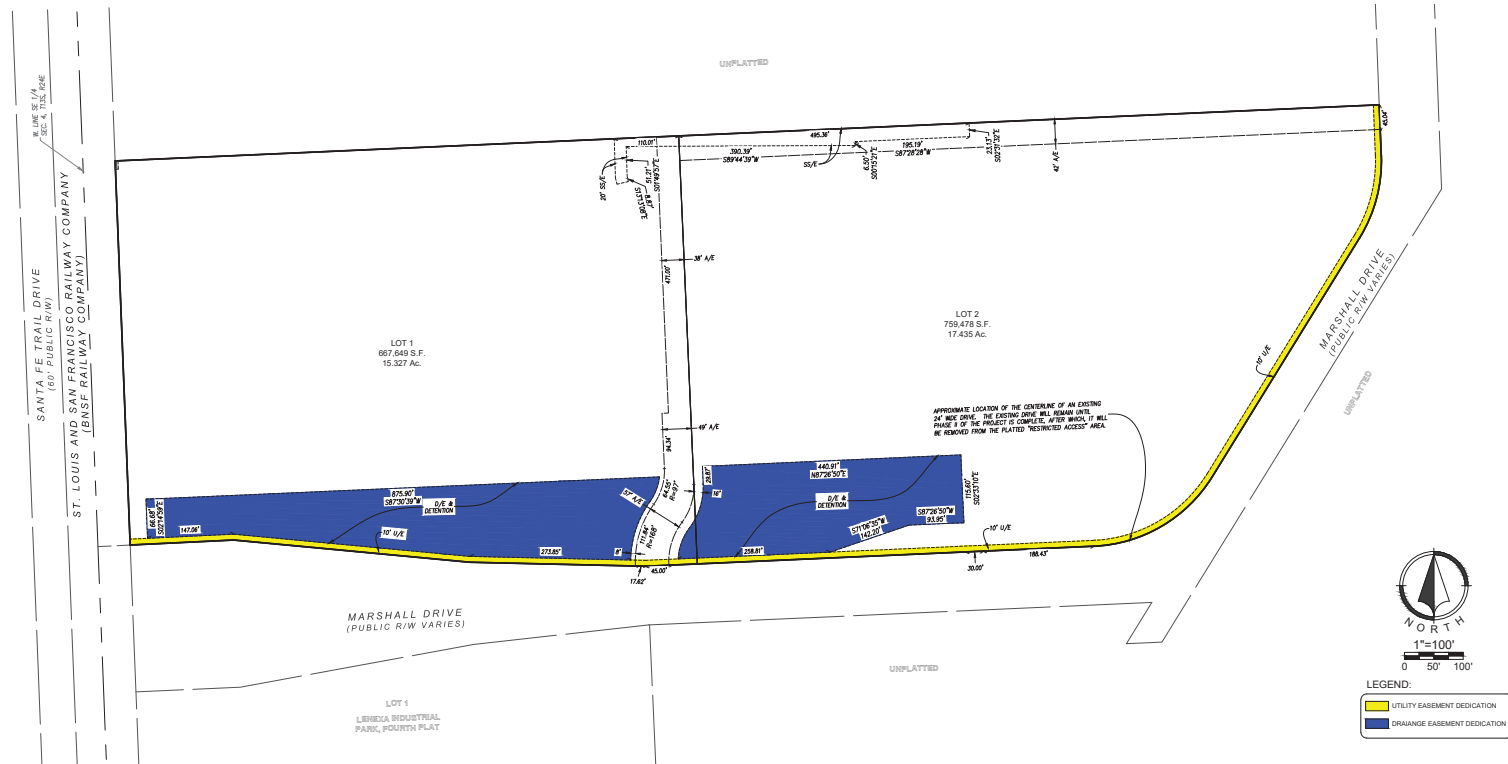
**Date of Preparation:**  
July, 2025

**102 Abbie Avenue**  
Kansas City, Kansas 66103  
813.317.9500  
www.ri-consult.com

**Renaissance Infrastructure Consulting**  
Certificates of Authorization:  
Missouri CL 9-25-00000722 Kansas CL 9-25-00000722

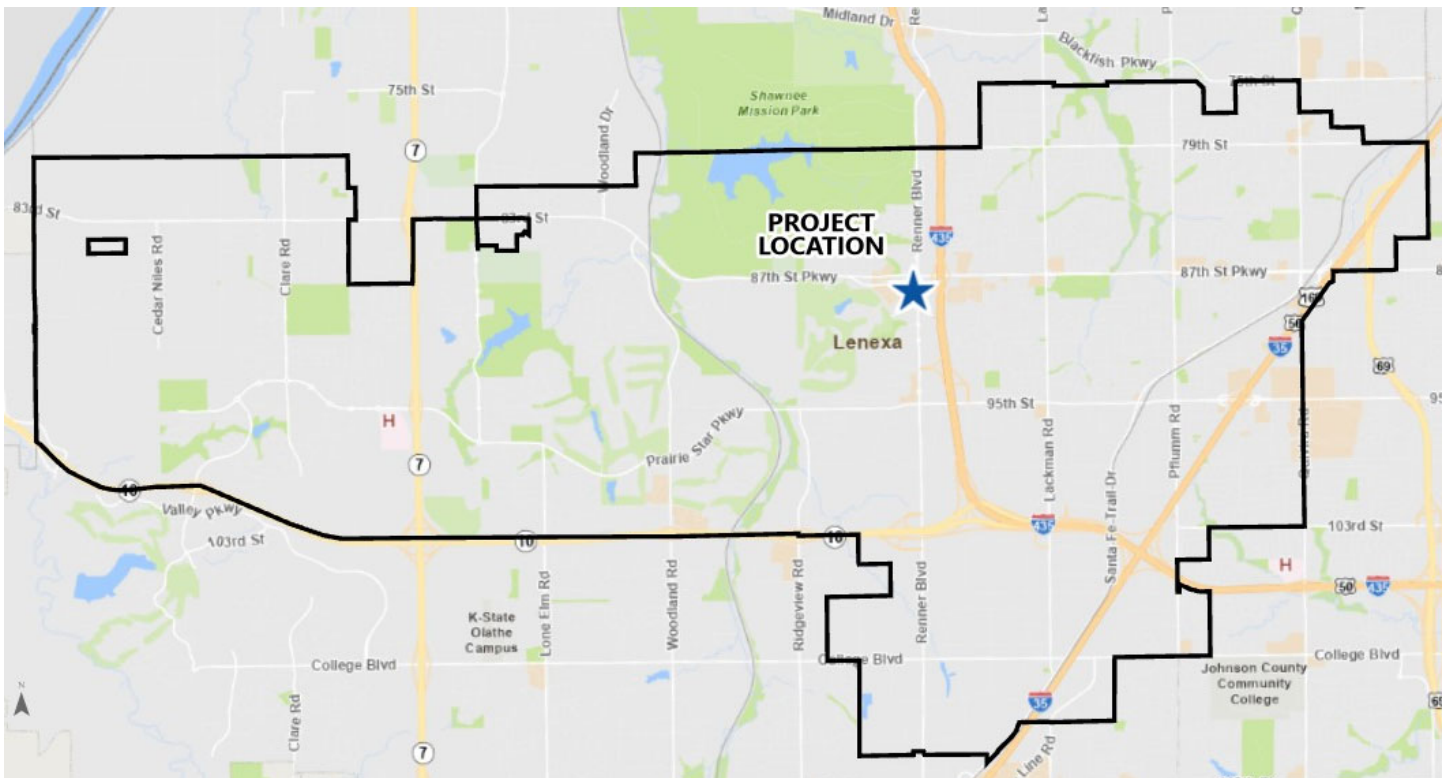


EASEMENT DEDICATION EXHIBIT  
**STAG LENEXA**



## THE RISE

<b>Project #:</b>	PL25-14P	<b>Location:</b>	SEC of 87 <sup>th</sup> Street Parkway and Renner Boulevard
<b>Applicant:</b>	Cameron Gilyard, Finkle Williams Architects	<b>Project Type:</b>	Preliminary Plan
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Mixed-Use



## PROJECT SUMMARY

The applicant requests approval of a preliminary plan for a mixed-use development known as The Rise in City Center at the southeast corner of 87<sup>th</sup> Street Parkway and Renner Boulevard. The mixed-use development contains an eleven-story building with a ground floor parking structure. The building will include 5,278 SF of office space, a 2,225-SF restaurant with accessory bar, and 132 apartments. This project does not require a public hearing.

**STAFF RECOMMENDATION: APPROVAL**

## SITE INFORMATION

The site is a 1.54-acre parcel of undeveloped land at the southeast corner of 87<sup>th</sup> Street Parkway and Renner Boulevard in City Center. There have been several iterations of plans for a mixed-use building on this property, with the most recent being “The Yard”, which was approved in June 2021, for a mixed-use development which included office, restaurant, and entertainment uses.

**TABLE 1: PREVIOUS APPLICATIONS**

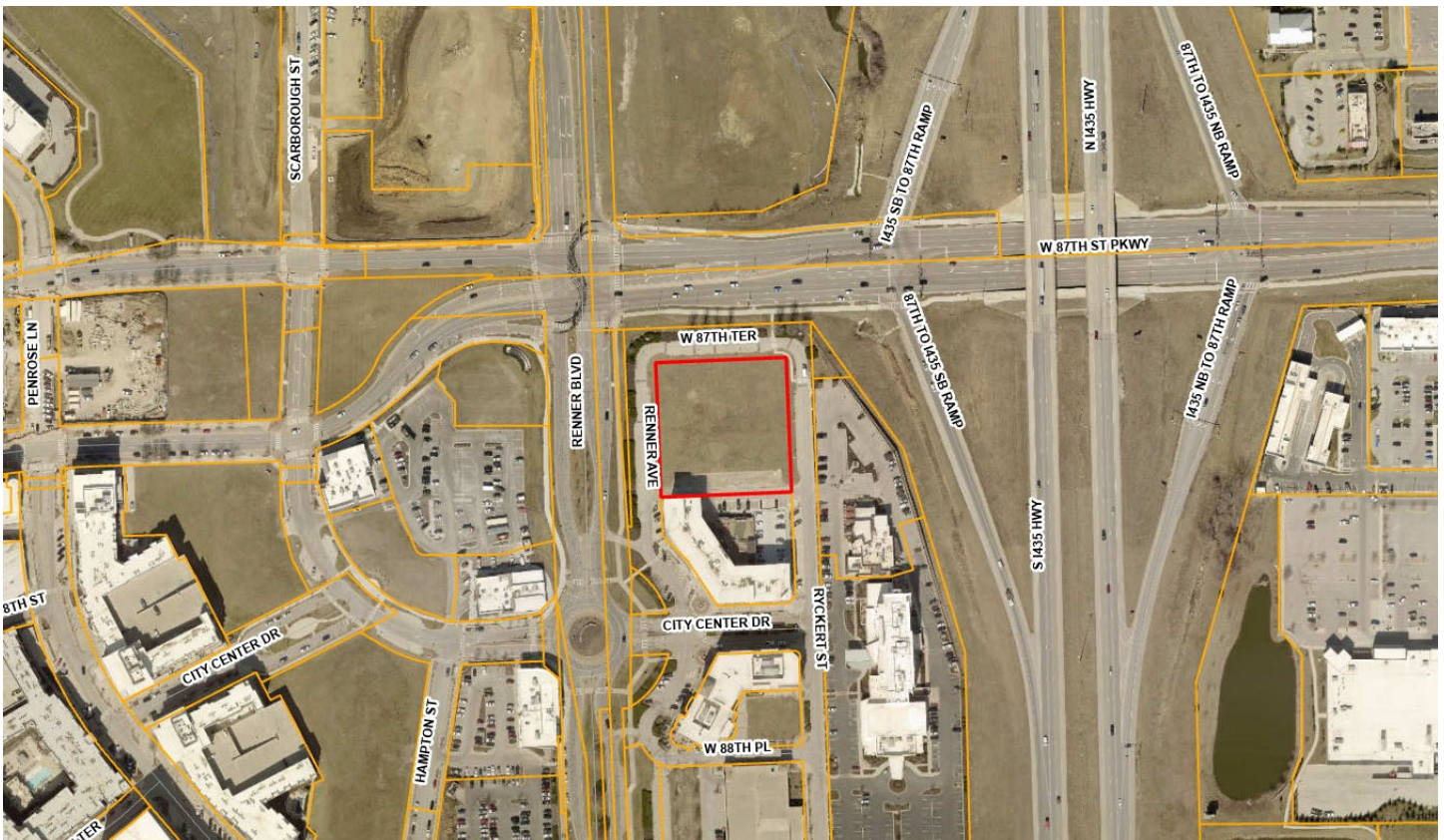
Project No.	Type	Project Name	Date Approved
<b>PL16-02P</b>	Preliminary Plan	Lenexa City Center East Village Mixed Use	July 19, 2016
<b>PL18-15F</b>	Final Plan	The Yard	August 21, 2018
<b>PT18-12F</b>	Final Plan	Lenexa City Center – East Village, Fifth Plat	August 21, 2018
<b>PL19-03FR</b>	Revised Final Plan	The Yard	June 3, 2019
<b>PL21-07F</b>	Final Plan	The Yard	June 28, 2021

**LAND AREA (AC)**  
1.54

**DWELLING UNITS**  
132

**CURRENT ZONING**  
CC

**COMP. PLAN**  
City Center Core



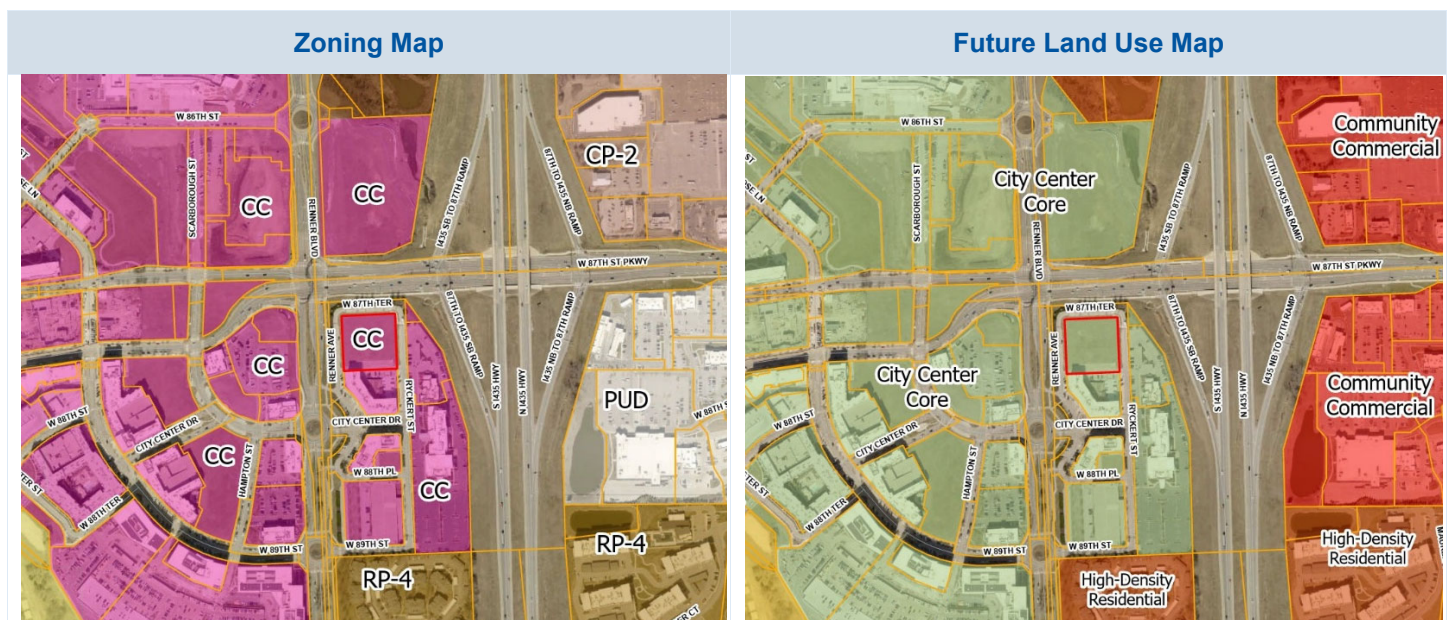
**Exhibit 1: Aerial image.**



## LAND USE REVIEW

The site is zoned CC, Planned City Center District. The site is at the southeast corner of 87<sup>th</sup> Street Parkway and Renner Boulevard, a major intersection in City Center. The intersection is the east gateway into the City Center District. Development at this location is anticipated to be mixed-use and multistory.

The proposed development contains an 11-story mixed-use building with 132 multifamily units, 7,503 square feet of office and commercial uses, and a 116-space parking structure. A rooftop restaurant includes an accessory bar. The proposed uses are permitted and align with the current zoning and the Comprehensive Plan's Future Land Use classification.

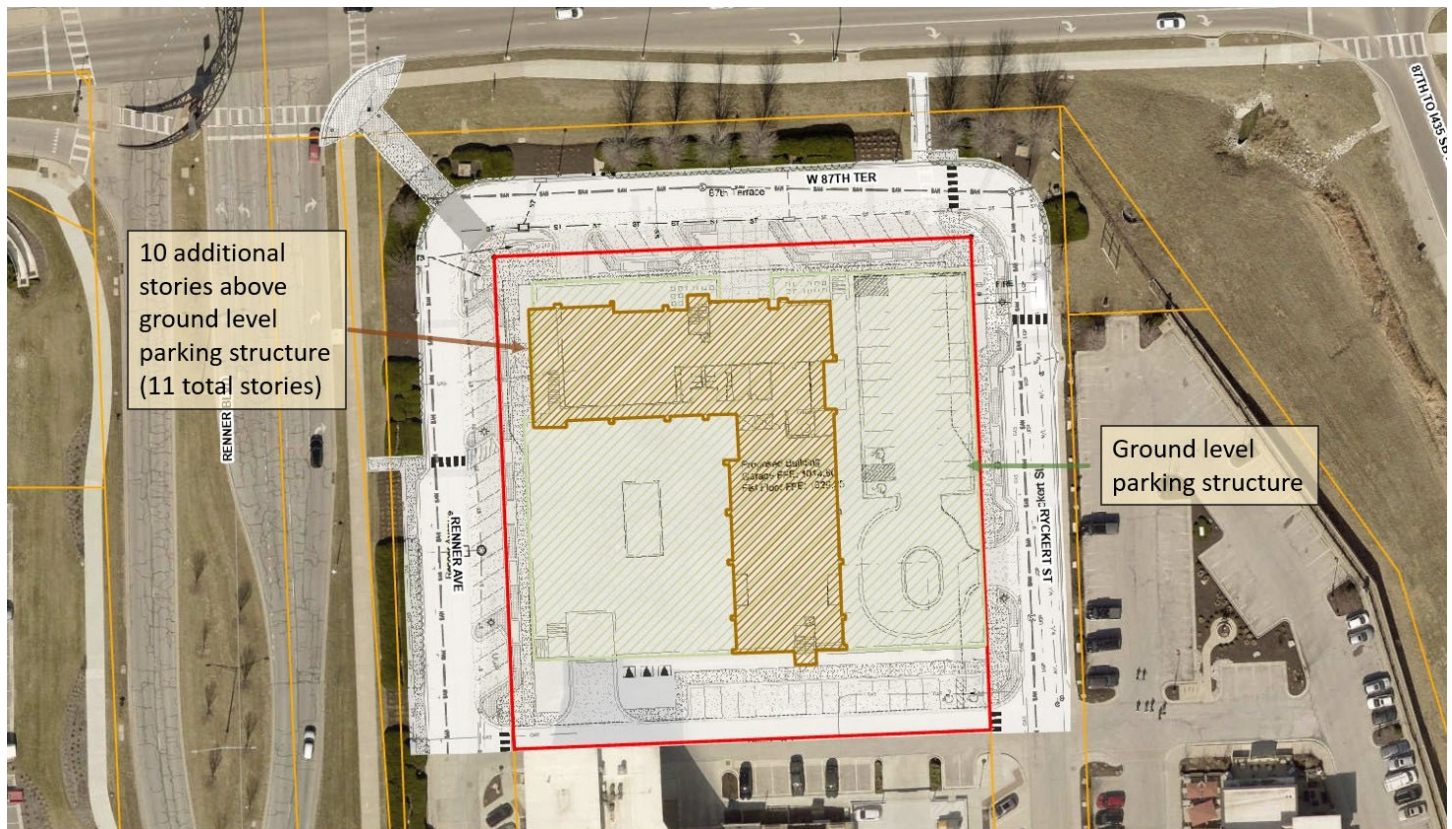


**TABLE 2: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	City Center Core	CC, Planned City Center District	Undeveloped land
<b>North</b>	City Center Core	CC, Planned City Center District	Undeveloped land
<b>South</b>	City Center Core	CC, Planned City Center District	Mixed-Use
<b>East</b>	Community Retail	CP-2, Planned Community Commercial District (across I-435)	Retail
<b>West</b>	City Center Core	CC, Planned City Center District	Restaurant

## PRELIMINARY PLAN REVIEW

The 1.54-acre site is located at the southeast corner of 87<sup>th</sup> Street Parkway and Renner Boulevard. The proposed development consists of an 11-story mixed-use building with 132 dwelling units and 7,503 square feet of office and commercial uses (5,278 square feet of office space and a 2,225 square foot rooftop restaurant with an accessory bar). Parking for the development is provided within a private garage, private surface parking, and public on-street parking.



**Exhibit 2: Site plan.**

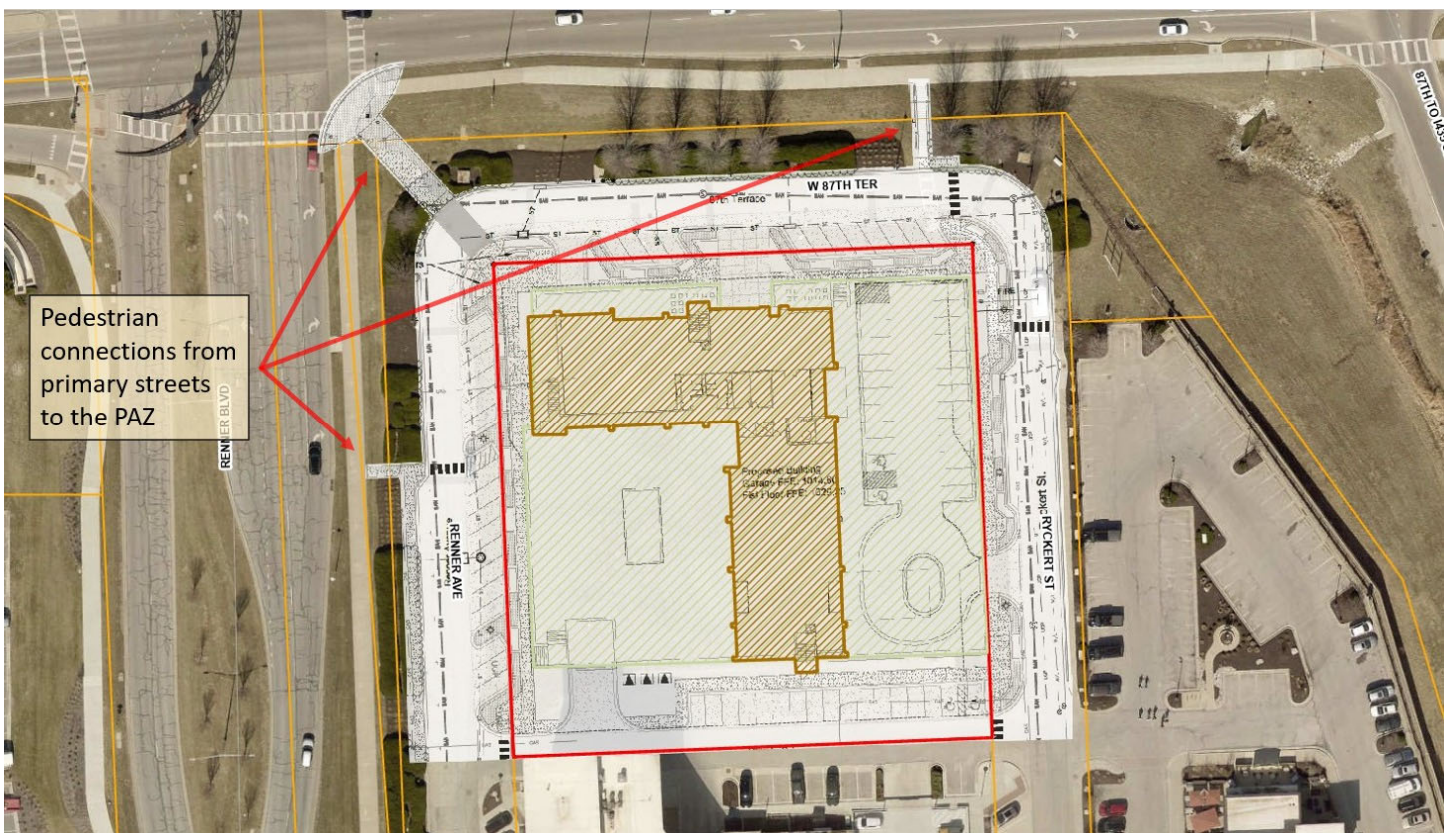
Ten stories of the building, above the ground level parking structure, is “L” shaped. The office space is at the northwest corner of the site and is on the first floor above the parking structure. The office space is closest to the intersection of 87<sup>th</sup> Street Parkway and Renner Boulevard. The amenity space for the apartment residents is also on this level of the building. This level is the ground floor of the building on the easterly half of the site and the second floor on the westerly half of the site. The grade differential is approximately nine feet from the highest to the lowest elevation. The ground level parking structure is partially exposed on the west side of the building. The second level parking deck is accessed at grade from the east side of the site. This parking deck is also a drop-off area for the residents and visitors to the building.

The site is a lot in City Center East Village. This part of City Center has a “frontage” street network which results in the buildings being farther from the primary streets of 87<sup>th</sup> Street Parkway and Renner Boulevard. The east side of Renner Boulevard also has a gas line easement that limits what can be installed over the easement. The public realm, including the Pedestrian Amenity Zone (PAZ), are now farther from these primary streets. While the easement and frontage road present challenges to connect the development to the public realm along Renner Boulevard, the plan does provide three pedestrian connections and seeks to bring these spaces together. The



same issues affect all development along the east side of Renner Boulevard. The existing buildings use the modular PAZ decorative pavement pattern and angled parking to continue the thematic character of City Center streetscape up to the buildings.

The site has a distinct connection to the street 87<sup>th</sup> Street Parkway and Renner Boulevard intersection and has connections from the sidewalks along the street, through the lawn and landscaping, to the streets and the PAZ adjacent to the buildings. The connections are important to provide access from the surrounding pedestrian network to the site. All of the developments in City Center are to have obvious and accessible pedestrian connections from one site to another and are to have a distinct connection from the buildings out to the public realm. This site maintains this strong connection by continuing the decorative sidewalk pattern of the PAZ around the public streets of this lot. The pattern uses a modular geometric pattern of brick pavers, scored concrete sidewalk, and landscape planters along with angled parking on the public street.



**Exhibit 3: Pedestrian connections.**

City Center requires buildings to be brought up to the street to create an urban environment. The intention of this is to activate the streets and sidewalks. Sections of the building are brought up to the street on the north and west street frontages of the lot. The main public entrance into the building is at the northwest corner which is up to the PAZ space along the street. The other entrances to the building are at the southwest and southeast corners of the building. Other building entrances are provided at different locations around the building. The entire ground floor of the building is brought up the PAZ along the three public street frontages. Staff concludes the site layout is consistent with the intent of the Lenexa City Center Neighborhood Design Standards & Guidelines (CCDG).

This entrances on the west side of the building will have stairways to the office tenant space and to elevators to get to the rooftop restaurant and bar. The other primary entrance, at the southeast corner of the building, is located farther from the street. This entrance has a large canopy and is oriented more for vehicle drop-off.



Pedestrians can access this building entry from sidewalks that link to Ryckert Street. This drop-off is connected to the 24-space parking area on the second level of the parking structure. Most of these parking spaces are reserved spaces for the office tenant. These spaces will be available parking spaces during non-business hours and weekends.

## DIMENSIONAL STANDARDS

City Center requires that buildings be brought to up to the streets with a minimal or 0-foot setback from the property line. The extent of the ground level of the building satisfies this requirement.

The building is 11 stories tall and is an average of 136' – 6" tall. The height is greater than the general height limit of 110' for buildings in City Center. [Section 4-1-B-28-F-4](#) of the UDC allows an increase in building height, above 110', if the building height is approved as part of a development plan and/or an associated development agreement. This building is a part of a development plan.



**Exhibit 4: West elevation.**

The adjacent development in the City Center East Village includes the B. E. Smith Building, at 4 stories. This was the first building developed in City Center. The second building was the Hyatt Hotel and Convention Center, a 6-story building that peaks at a perceived 8 stories. The closest building is The Lofts, a mixed-use building at 5 stories tall with a clerestory element at the corners of the building that reads as another half story. Other buildings in City Center range from 1.5 stories to 7 stories with tall floors. This development, at 11 stories, adds visual interest to this gateway into City Center and is aligned with the varied height throughout the district.

## PUBLIC IMPROVEMENTS

The public streets around this lot have been constructed for several years. Development of this site will include reconstruction of much of the curblin of the streets to add parallel or angled parking and to add sidewalks. Part of the right-of-way will include the PAZ space around the site. The proposed design is consistent with the expectation of the PAZ and on-street parking. A final plan submittal will show more details of these spaces.

The pedestrian connections from the primary streets will cross landscape spaces and provide access to the buildings. Decorative pavement in an arc pattern will be installed at the street intersection where pedestrians will wait to cross 87<sup>th</sup> Street Parkway and Renner Boulevard. This arc pattern is expected with the development of all four corners of the intersection and the development of the block between the east and west bound lanes of 87<sup>th</sup> Street Parkway.

## ACCESS, TRAFFIC, AND PARKING

Access into the site is from the roundabout at the intersection of Renner Boulevard and City Center Drive, as well as Renner Avenue, 87<sup>th</sup> Terrace, and Ryckert Street, which border the subject property. Parking is provided with a parking garage, surface parking, and on-street parking. The on-street parking is both angled and parallel spaces available along Renner Avenue, 87<sup>th</sup> Terrace, and Ryckert Street. The on-street angled parking emulates the on-street parking of areas throughout City Center and is aligned with the CCDG. A row of surface parking is provided from a private drive between this site and the site to the south.

Pedestrian connections to this site are provided from the surrounding primary streets and along the “frontage” streets around this lot. The connection to 87<sup>th</sup> Street Parkway and Renner Boulevard is provided with a marked diagonal crosswalk leading from the northwest corner of the site down to the intersection. Staff notes that at the time of construction, this diagonal crosswalk will need to meet the design requirements as seen elsewhere throughout City Center (i.e. ladder style markings, appropriately dimensioned) and therefore will not be of the size and scale shown with this preliminary plan. An additional connection is provided via the existing stairway along W. 87<sup>th</sup> Street Parkway, with a new pedestrian crosswalk at the northeast corner of the site.

The ground level of the building will be a parking garage level for 116 parking spaces. A second level of parking is provided on the east side of the building and includes 24 parking spaces. Surface parking is provided on the south side of the building along the private drive and on-street parking is provided on the other three sides of the lot. A total of 197 public and private parking spaces is provided for the development. [Section 4-1-D-1](#) of the UDC requires 301 parking spaces per the ratio requirements for restaurant, office, and multifamily uses.

**TABLE 3: PARKING ANALYSIS**

Use	Requirement	Required	Provided	Difference
<b>Multifamily</b>	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	250	197	-104
<b>Office</b>	1 space per 250 square feet	21		
<b>Restaurant</b>	1 space per 75 square feet	30		
<b>TOTAL</b>		<b>301</b>	<b>197</b>	<b>-104</b>

The reduced parking allowance is consistent for this site as has been allowed for other projects in City Center. Lenexa City Center is a unique region of the City which fosters compact development and shared uses in close proximity to each other. The nature of a compact development with both shared and complementary uses results in a reduced overall demand for parking. City Center is designed to encourage walking between destinations instead of using a vehicle to move from place to place. The urban development pattern of City Center allows for reducing the number of parking spaces that are required for various development throughout City Center. Other projects, both residential and nonresidential, have been approved with fewer parking spaces than what is required by the parking standard in [Section 4-1-D-1](#) of the UDC.

Staff is supportive of the request for a 104-space reduction in parking as shown on the plan. Per [Section 4-1-B-28-F-5](#) of the UDC, a deviation for reducing the required parking is not necessary for developments in City Center. The applicant provided a parking study reflecting the mix of uses of the site and the combination of public on-street and private parking, along with shared parking available on nearby development, the site will meet the typical demands for parking for the development. Times of peak demand may result in visitors parking farther away in public parking areas, which is an expected condition for development in City Center.

## STORMWATER

Stormwater management for this site is integrated into the previously constructed stormwater system for City Center East, and there will be no new features or facilities added.

## 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 on the building and in the pedestrian spaces around the site and the resident amenity spaces. Details for the light fixtures installed on the building and throughout the site are typically provided with the final plan submittal. Site and exterior lighting on private development is subject to [Section 4-1-C-4-I](#) of the UDC.

## ARCHITECTURE

The buildings use a contemporary style of architecture. The building design incorporates a series of façade plane variations articulated with material and changes.

The CCDG places an emphasis on the design of the ground level of buildings to provide for activation of the street level. The types of design features include bringing the building up to the street using a minimal or 0-foot setback, providing entrances along streets, using glass to view into buildings, and applying architectural details to the ground floor level of the building to highlight features of the building. Due to the grade differential of the site from east to west, the ground floor of the west façade of the building is the parking garage. The building will have a well-identified entrance at the northwest corner facing Renner Avenue. The entrance will have a large awning and incorporate large windows to identify this as a primary entrance.

The other sections of the façade along Renner Avenue and 87<sup>th</sup> Terrace (the north and west facing facades) will not have entrances or windows into an occupied space of the building. This part of the ground level of the building



is the parking garage. The building façade will incorporate details such as material changes, trim elements, and façade articulations. The grade of the site and the “frontage” street condition of the building being farther from the primary streets creates design challenges for satisfying the street activation requirements of the CCDG. Pedestrians passing by the building will primarily walk the sidewalks of 87<sup>th</sup> Street Parkway and Renner Boulevard, not the street or sidewalk immediately adjacent to the building. The proposed design is a compromise of meeting the intent of the design requirements and developing a functional mixed-use building on this site.



**Exhibit 5: Rendering (from 87<sup>th</sup> Street Parkway and Renner Boulevard).**

The majority of the building uses a combination of face brick, with a mixture of composite metal paneling and aluminum railing used to break up the facade. A glass railing system is used on the corner apartment units and are recessed into the building; aluminum patio railings are used for the units in the middle of the building. The middle rows of patios will project from the predominant facade of the building. Staff recommends the patios which project from the wall incorporate an expanded awning or a shade feature to make the space more weather protected for the residents. These details will be reviewed with a final plan submittal.

The change in elevation of the site results in the office space on the ground floor of the building along the east side of the site, and on the second level of the west side. The resident amenity space is on the same level as the office tenant space. The pool and deck are above the garage on the southwest corner of the building. The office and resident amenity spaces use glass storefront with a mix of stone, brick, metal panels, and wood panels for the soffits. The ground floor of the parking garage uses smooth face block with a column of chisel face modular block to establish a material change at regular intervals along the façade. A decorative metal panel system is applied to the west facing façade at the ground level. This is referred to as an “art wall. The metal panels are shown as a vibrant color to contrast with the earth tone color palette of the exterior materials.

Mechanical units on-site are screened with a combination of landscaping, masonry retaining wall, and a rooftop parapet consisting of the metal paneling used throughout the building.



**Exhibit 6: Rendering (from 87<sup>th</sup> Street parkway and I-435)**

## LANDSCAPING

The preliminary plan shows landscaping throughout the site consistent with the UDC requirements. Perimeter landscaping is provided along the property lines and landscaping is provided around the building as well as along the parking spaces along the street. The plan shows rows of shrubs and areas for ornamental landscape materials along the public streets and in the modular planter spaces of the PAZ. The preliminary landscape plan complies with the landscape requirements for City Center.

Trees and groups of shrubs are currently installed in the landscape areas between the primary streets, 87<sup>th</sup> Street Parkway and Renner Boulevard and “frontage” streets, 87<sup>th</sup> Terrace and Renner Avenue. Most of this landscaping will remain as it currently exists on-site and will be protected during construction. New landscaping will be required on the corner of 87<sup>th</sup> Street Parkway and Renner Boulevard, as sections of the shrubs will be removed to accommodate the new pedestrian connection.





**Exhibit 7: Landscape plan.**

## SIGNS

The building elevations show signs installed on multiple facades of the building. Sign used for development in City Center are to be oriented to the pedestrian, not to vehicular traffic along the streets. The CCDG encourages developments to incorporate unique signs that add to the architectural character of the development and the signs are to be scaled appropriately for the buildings. The images of the signs submitted with the preliminary plan show the intent of the signs for the development. The signs are consistent with similar developments in City Center. Staff concludes the proposed signs are generally acceptable for the preliminary plan submittal. Each sign requires a separate sign permit and will be reviewed individually with each sign permit application.





*Exhibit 8: Signs proposed for The Rise.*

## DEVIATIONS

The applicant is not requesting any deviations from the UDC.

## REVIEW PROCESS

- The Planning Commission is the approval authority on this application; however, the City has a practice of submitting City Center 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 October 21, 2025.
- A final plan must be approved by the Planning Commission and City Council.
- 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.

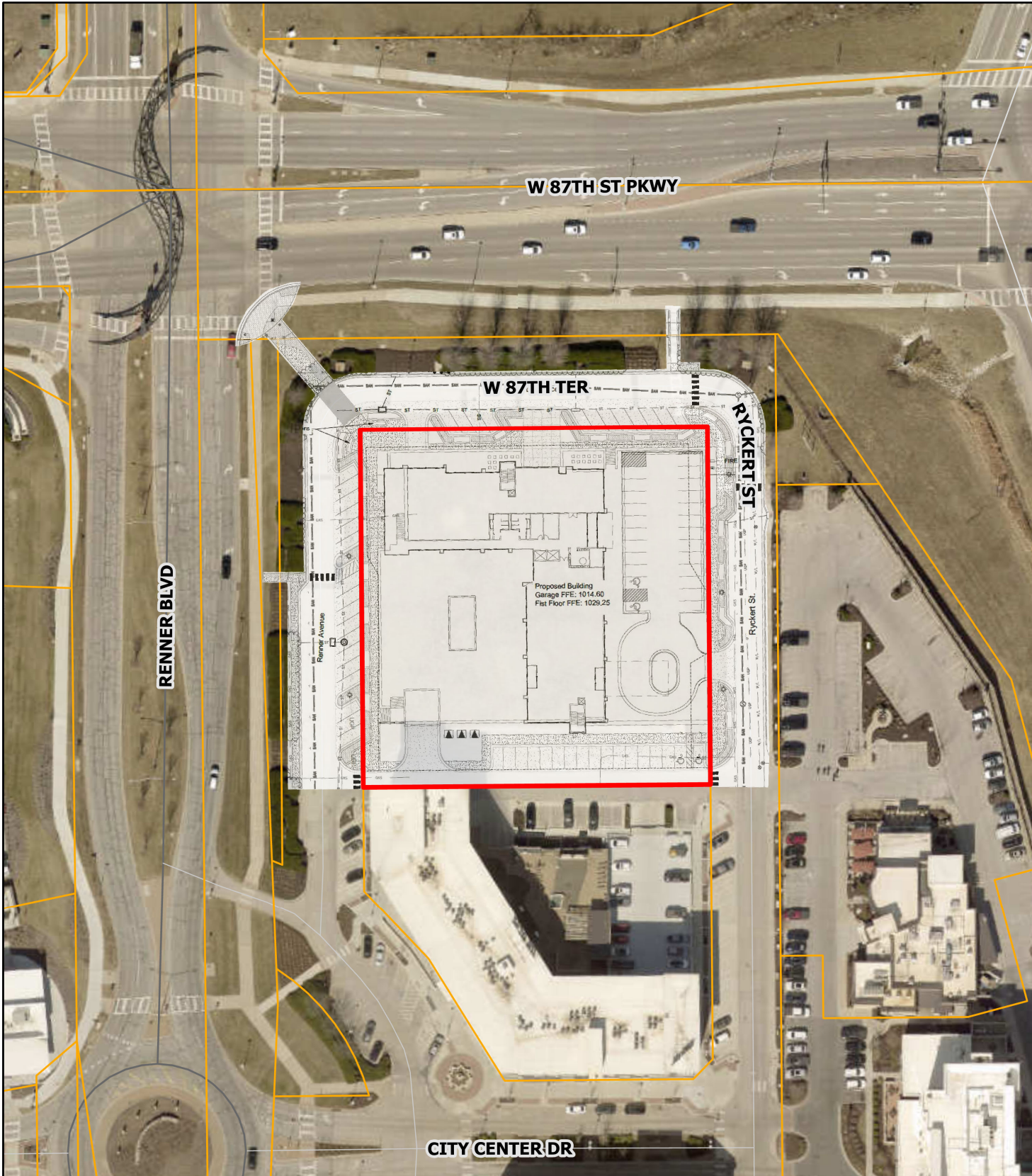
## RECOMMENDATION FROM PROFESSIONAL STAFF

### ★ Staff recommends approval of the proposed Preliminary Plan for The Rise.

- The preliminary plan will allow the development of a mixed-use 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 preliminary plan for PL25-14P – **The Rise** at the southeast corner of 87<sup>th</sup> Street Parkway and Renner Boulevard, for a mixed-use development.



Document Path: L:\Planning\GIS\Council Map Template 2025.aprx

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

# The Rise





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#### LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Right-of-Way Line	Proposed Property Line
Existing Lot Line	Proposed Lot Line
Existing Easement Line	Proposed Easement
Existing Curb & Gutter	Proposed Curb & Gutter
Existing Sidewalk	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Contour Major	Proposed Contour Major
Existing Contour Minor	Proposed Contour Minor
Future Curb and Gutter	
Utility Easement	Access Easement
Sanitary Sewer Easement	Temporary Easement
Drainage Easement	

#### BENCHMARK

- JCBM 441  
Concrete box in I-435 & 87th Street at base of a ramp to I-435 south southwest corner.  
Elevation: 1001.85
- JCBM 440  
Concrete Base for Signal Mast Arm at Northwest Corner of 87th Street and Renner Blvd  
Elevation: 10016.17
- BM 1  
Square Cut, Southeast Corner concrete curb inlet, East side of Renner Boulevard, 575' +/- South of Intersection of Renner Boulevard and 87th Street  
Elevation: 1022.12

#### LEGAL DESCRIPTION

All of Lot 1 of LENEXA CITY CENTER - EAST VILLAGE FIFTH PLAT, in the City of Lenexa, Johnson County, Kansas.

#### ZONING

The Project is Currently Zoned Planned City Center (CC).

#### FLOOD PLAIN NOTE

According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0035G, revised August 3, 2009, this tract lies in OTHER AREAS, Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

#### UTILITY CONTACT INFORMATION

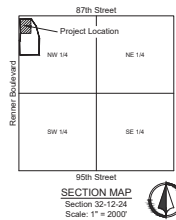
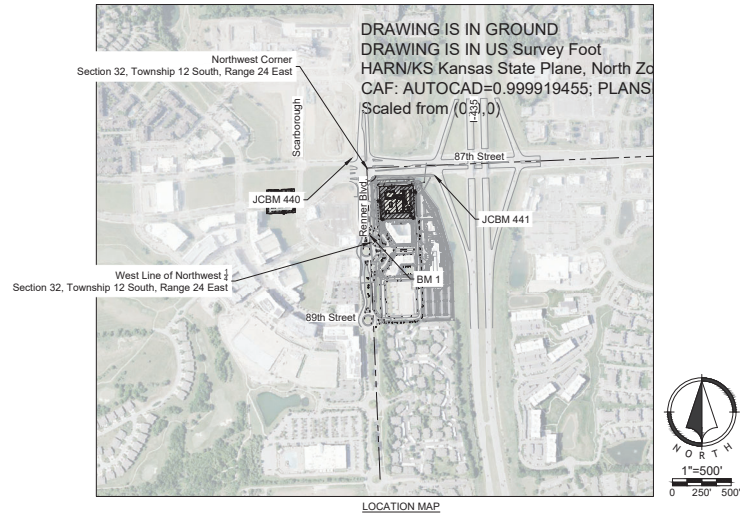
Evergy	City of Lenexa	Johnson County Wastewater
16215 West 108th Street Lenexa, Kansas 6219 Attn: Gary Price Phone: 913.681.7420 Fax: 913.894.3086 gary.price@kcpl.com	17101 West 87th Street Parkway Lenexa, Kansas 66219 Phone: 913.477.7500	11811 South Sunset Drive Suite 2500 Olathe, Kansas 66061 Phone: 913.715.8500 Fax: 913.715.8501 Inspections: 913.715.8520
Kansas Gas Service	Waterone	Surewest Communications
11401 West 89th Street Overland Park, Kansas 66214 Attn: Tony Cellitti Phone: 913.599.8991 Fax: 913.599.8989 tcellitti@onegas.com	10747 Renner Boulevard Lenexa, Kansas 66219 Attn: Jan Hardie Phone: 913.895.5775 jhardie@waterone.org	9701 Lackman Road Overland Park, Kansas 66219 Attn: Tom Reaves Phone: 913.322.9631 Fax: 913.541.8716 tomreaves@surewest.com
Time Warner Cable		
P.O. Box 25567 Overland Park, Kansas 66225 Attn: Steve Baxter Phone: 913.451.5858 steve.baxter@twcable.com		

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

# RISE At Lenexa City Center East

Lenexa, Johnson County, Kansas  
Section 32, Township 12, Range 24

## Preliminary Development Plan



#### SHEET LIST TABLE

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	Site Plan
C04	Dimension Plan
C05	Parking Plan
C06	Grading Plan
C07	Utility Plan
C08	Fire Protection Plan
C09	Drainage Map
L01	Landscape Plan
L02	Landscape Details

Preliminary Development Plan

25-0107  
RISE At Lenexa City Center East  
Lenexa, Johnson County, Kansas

Title Sheet

NO.	DATE	REVISION

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CM	DB

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CM	DB

PROJECT	PROJECT
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Sheet

C01



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Consultant  
Renaissance Infrastructure Consulting  
Attn: Chase Kohler, PE  
400 E 17th Street  
Kansas City, MO 64108  
913.317.9500  
ckohler@ri-consult.com

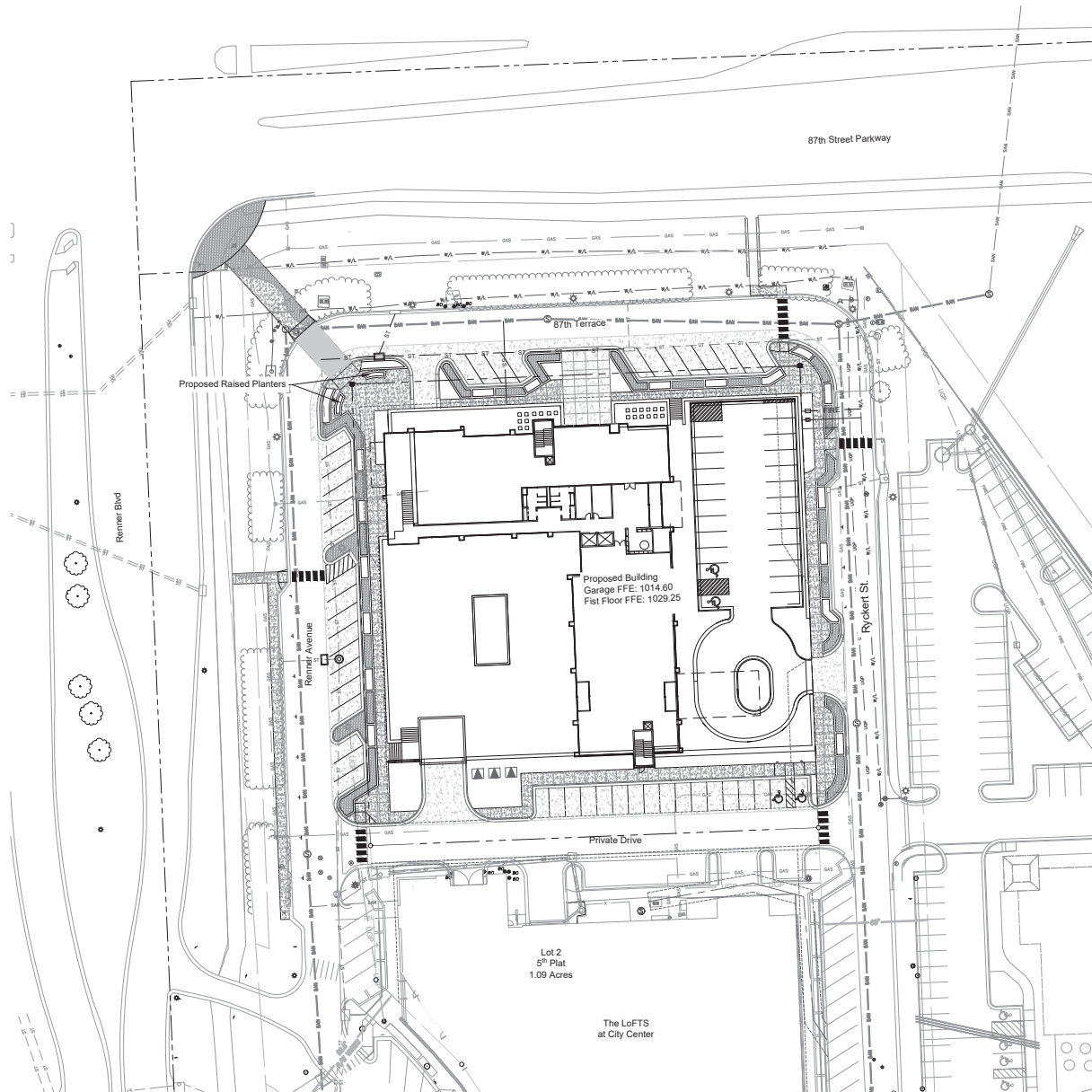


Know what's below.  
Call 811 before you dig.





04/01/2019  
Sheet 19 of 20 (2019-2-22) (2019-2-22)  
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#### LEGAL DESCRIPTION

All of Lot 1 of LENEXA CITY CENTER - EAST VILLAGE  
FIFTH PLAT, In the City of Lenexa, Johnson County, Kansas.

#### ZONING

The Project is Currently Zoned Planned City Center (CC).

#### SITE DATA TABLE

Use:	MXD Building
Existing Zoning:	CC
Lot Area:	1.54 Acres +/-
Total Impervious Area:	1.46 Acres
Open Space Area Required:	3,471 SF
Open Space Area Provided:	3,904 SF (Within Building)

#### Pavement Legend:

	Concrete Pavement
	Colored Concrete Pavement
	Enhanced Color Material
	Concrete Sidewalk
	Pavers



Preliminary Development Plan

25-0107  
RISE At Lenexa City Center East  
Lenexa, Johnson County, Kansas

Site Plan

NO.	DATE	REVISION
1	04/01/2019	Original Submittal

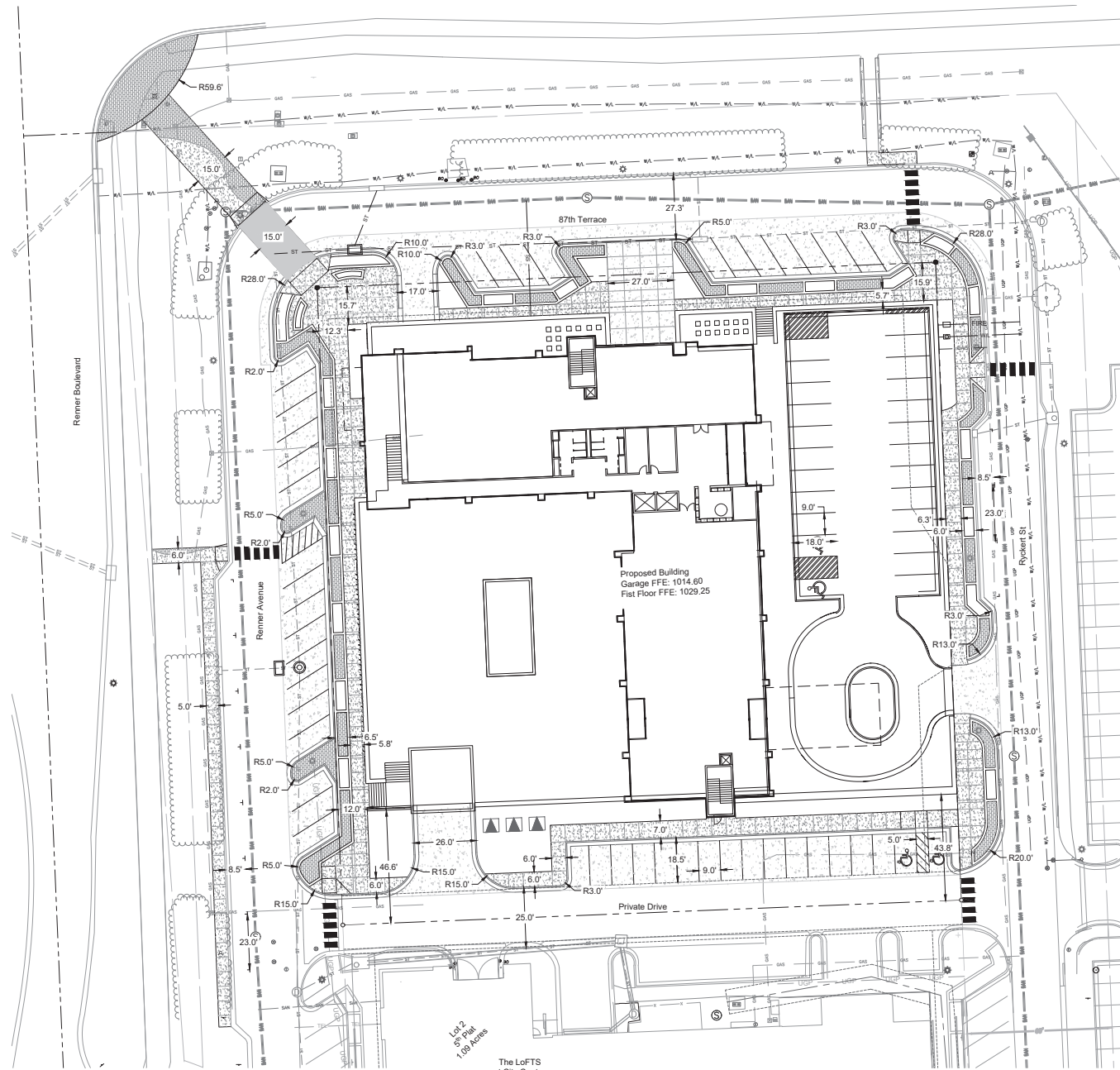
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CM	DJB

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KS Certificate of Authority: E-1814

Sheet  
C03



Preliminary Development Plan

25-0107  
RISE At Lenexa City Center East  
Lenexa, Johnson County, Kansas

Dimensional Plan

09/02/2025	Original Submittal
DATE	REVISION
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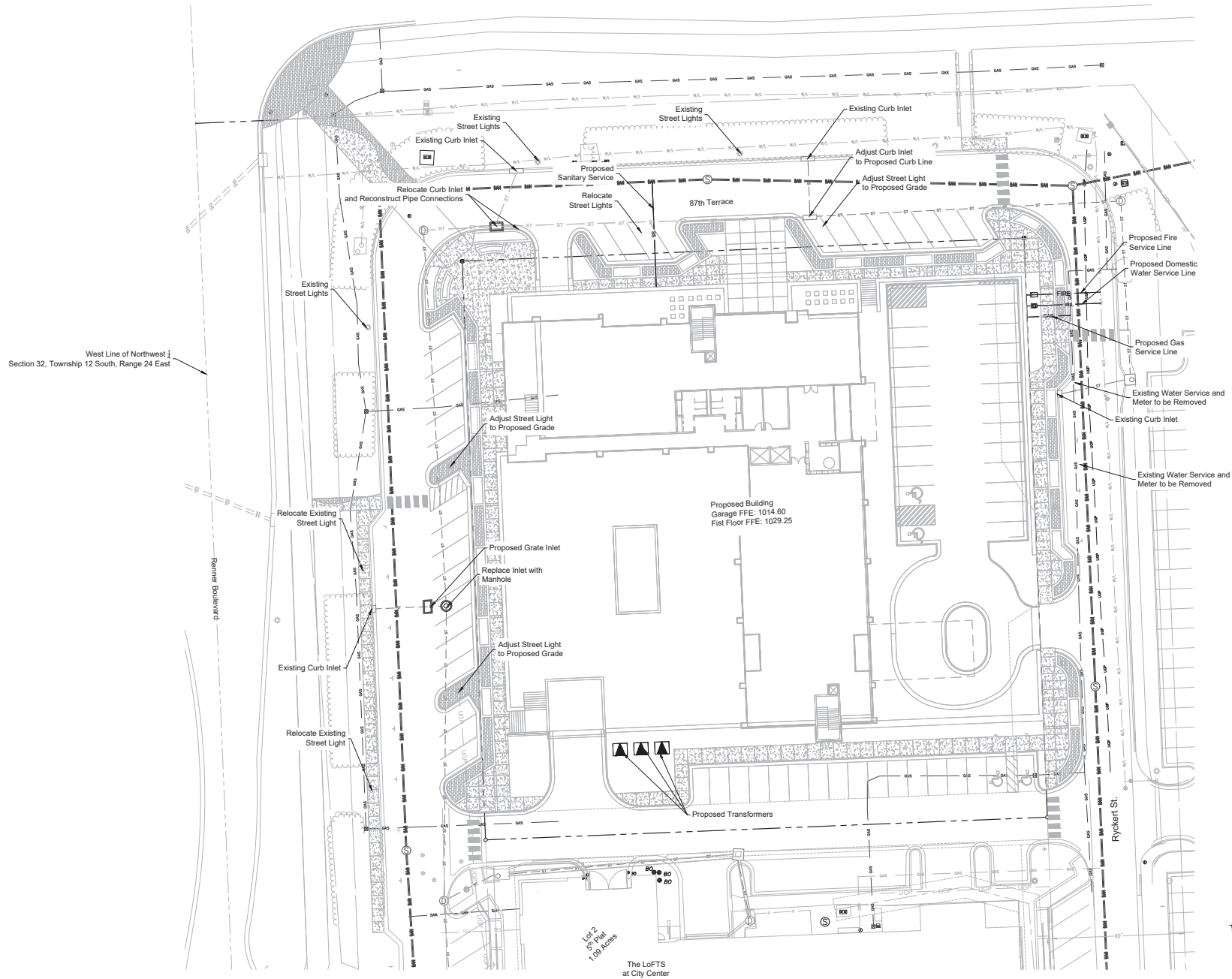
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This is a detailed site plan of the Rydell Hotel building and its immediate surroundings. The building is a large, rectangular structure with a complex internal layout, including a central courtyard area. The plan is oriented with Rydell St running vertically along the right side and Rydell St running horizontally along the top. The building is labeled with various room numbers and areas, including 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681

Preliminary Development Plan  
25-0107  
RISE At Lenexa City Center East  
Lenexa, Johnson County, Kansas

## Drainage Map

	04/02/2025	Original Submittal
NO.	DATE	REVISION
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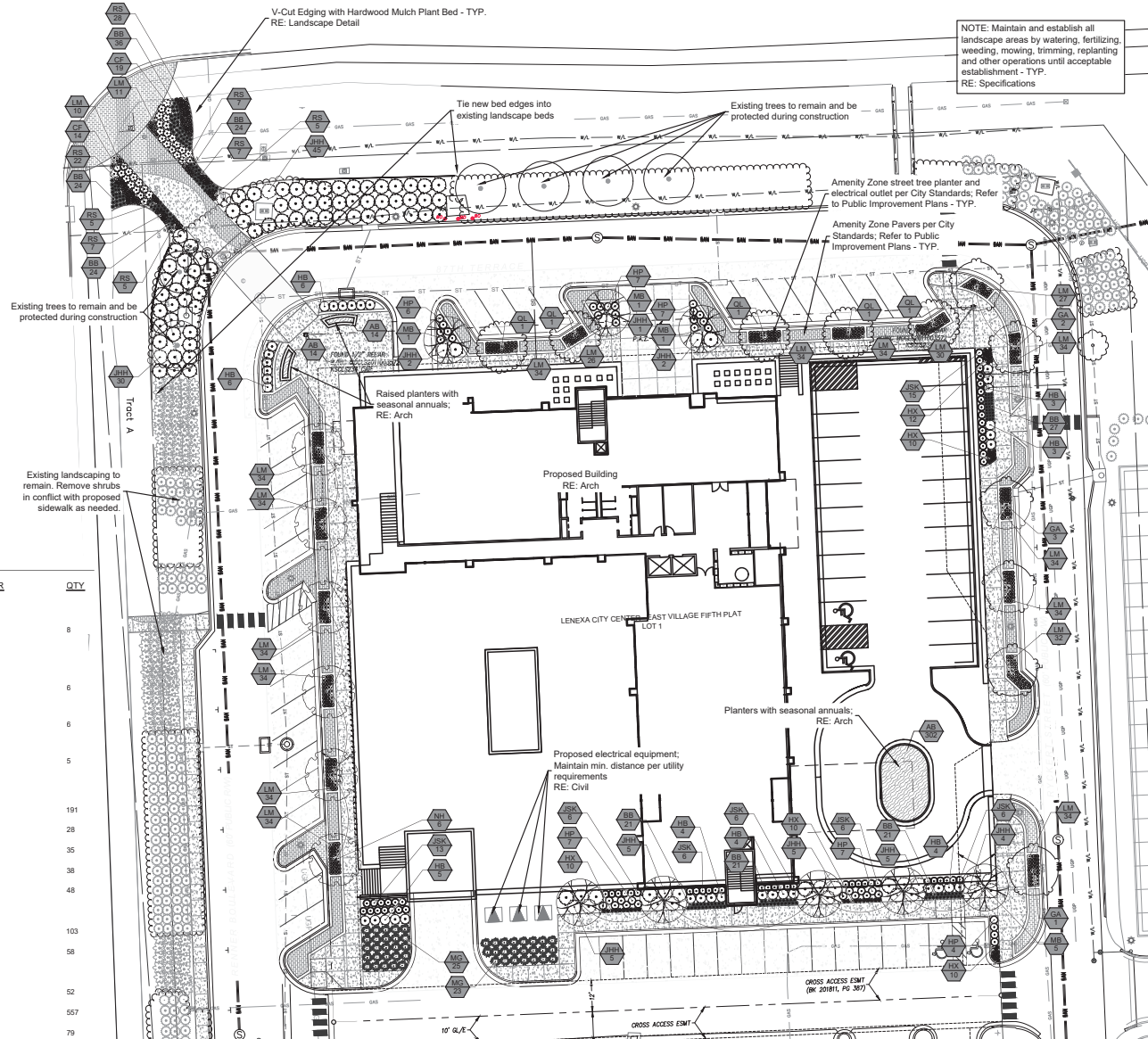
## LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
5. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
6. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
7. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
8. SHREDDED HARDWOOD MULCH, 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.
9. ALL TREES SHALL BE STAKED PER DETAIL.
10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
11. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING 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 DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
13. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
14. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
15. ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

## PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	
ORNAMENTAL TREES						
	MB	Magnolia grandiflora 'Brackens Brown Beauty' / Bracken's Beauty Southern Magnolia	6" Ht.	B&B	8	
STREET TREES						
	GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2" Cal.	B&B	6	
	NH	Nyssa sylvatica 'Haymanned' TM / Red Rage Tupelo	2" Cal.	B&B	6	
	QL	Quercus robur x bicolor 'Long' / Regal Prince® Oak	2" Cal.	B&B	5	
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 Gal.	Pot	191	
	CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	3 Gal.	Pot	28	
	HB	Hydrangea paniculata 'TLVOBO' / Bobo® Panicle Hydrangea	3 Gal.	Pot	35	
	HP	Hypericum prolificum / Shrubby St. John's Wort	3 Gal.	Pot	38	
	MG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 Gal.	Pot	48	
EVERGREEN SHRUBS						
	JHH	Juniperus horizontalis 'Hughes' / Hughes Juniper	5 Gal.	Pot	103	
	JSK	Juniperus scopulorum 'Skirocket' / Skirocket Juniper	5" Ht.	Pot	58	
PERENNIALS						
	HX	Hylotelephium x 'Herbstfreude' / Autumn Joy Stonecrop	1 Gal.	Pot	52	
	LM	Lilipoe muscari 'Big Blue' / Big Blue Lilyturf	1 Gal.	Pot	557	
	RS	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 Gal.	Pot	79	
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUB AREAS						
	AB	Seasonal Annuals / Species/Size Varies Quantity, size, & spacing indicated may vary based on season and type of plant	4"	Pot	15" o.c.	330

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.



NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.  
RE: Specifications

Preliminary Development Plan

25-0107  
RISE At Lenexa City Center East  
Lenexa, Johnson County, Kansas

Landscape Plan

NO. DATE REVISION  
DRAWN BY CHECKED BY

**Renaissance Infrastructure Consulting**  
8653 Perimeter Lane  
Lenexa, Kansas 66319  
www.ri-consult.com  
913.317.9900  
KS Certificate of Authority: E-1814

Sheet  
L01



Diagram illustrating the planting process for a tree, showing the root ball, trunk, and surrounding soil. The diagram includes the following labels and instructions:

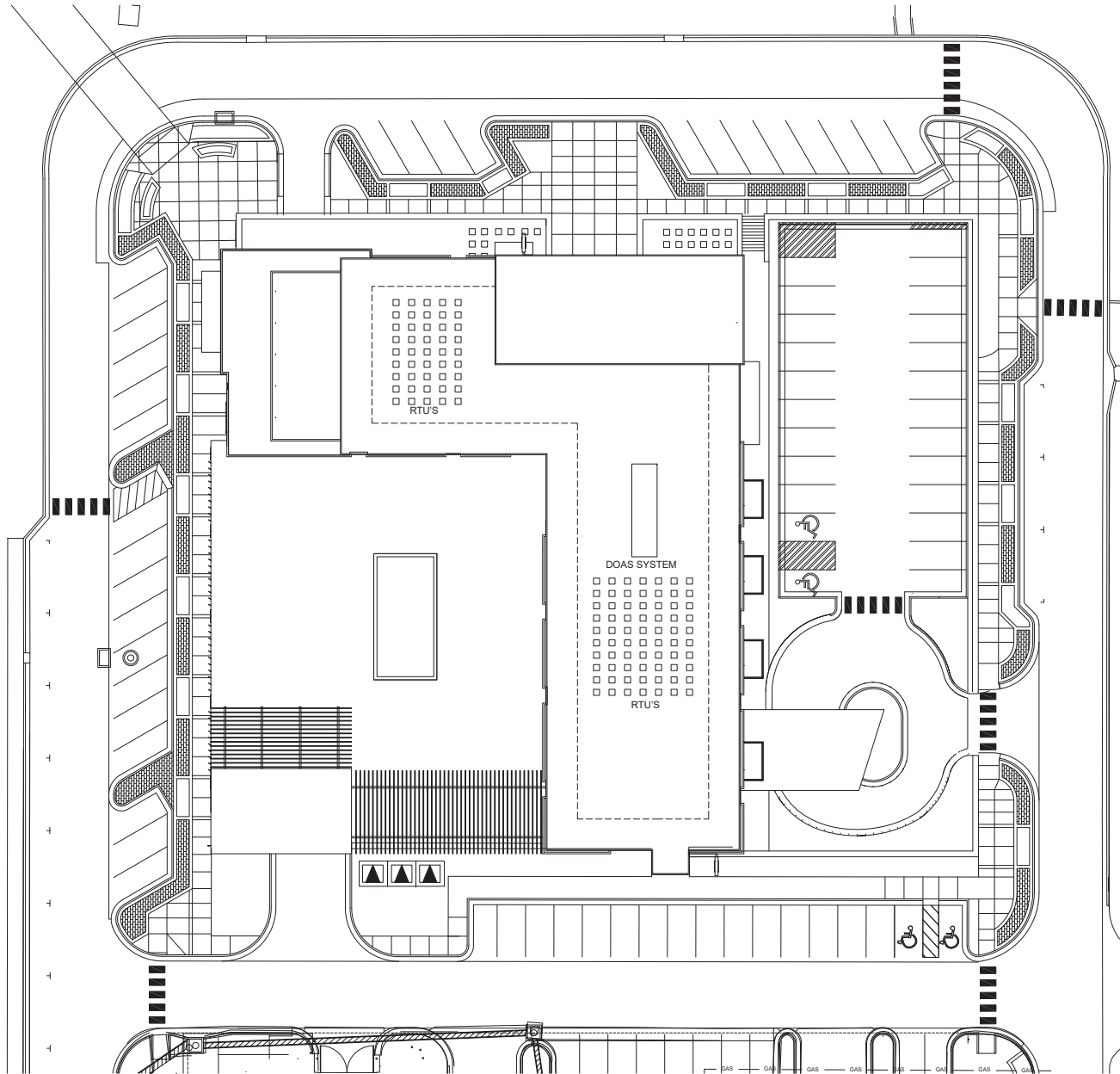
- PRUNE ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE.
- SECURE TREE TO STAKES WITH STRAPS (RE: SPECS). STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND.
- SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE. TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT BALL. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS.
- MIN. 6' LONG STEEL STAKES SECURED INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE.
- 3" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE. BERM AT OUTER EDGES OF RING TO CREATE A SAUCER FORM.
- REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TOP 1/3 OF THE ROOT BALL.
- PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN WITH OR 1" ABOVE GRADE. SCARIFY SIDES AND BOTTOM OF PIT.
- AMEND SOIL ACCORDING TO SPECIFICATIONS.

SECTION

DECIDUOUS TREE PLANTING DETAIL - NTS

# THE RiSE

PRELIMINARY DEVELOPMENT PLAN | 25-0922




**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

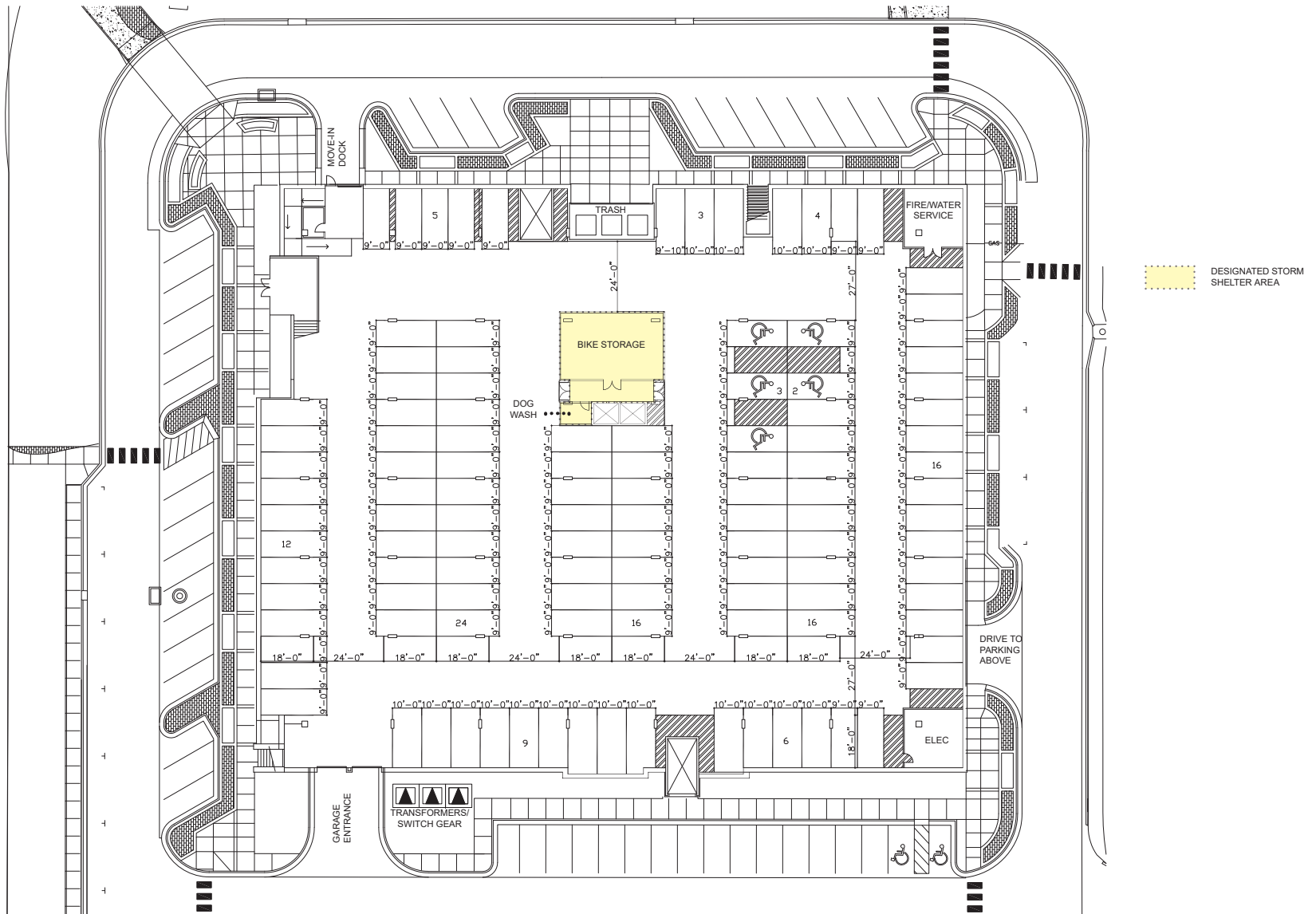

**FINKLE + WILLIAMS**  
 ARCHITECTURE

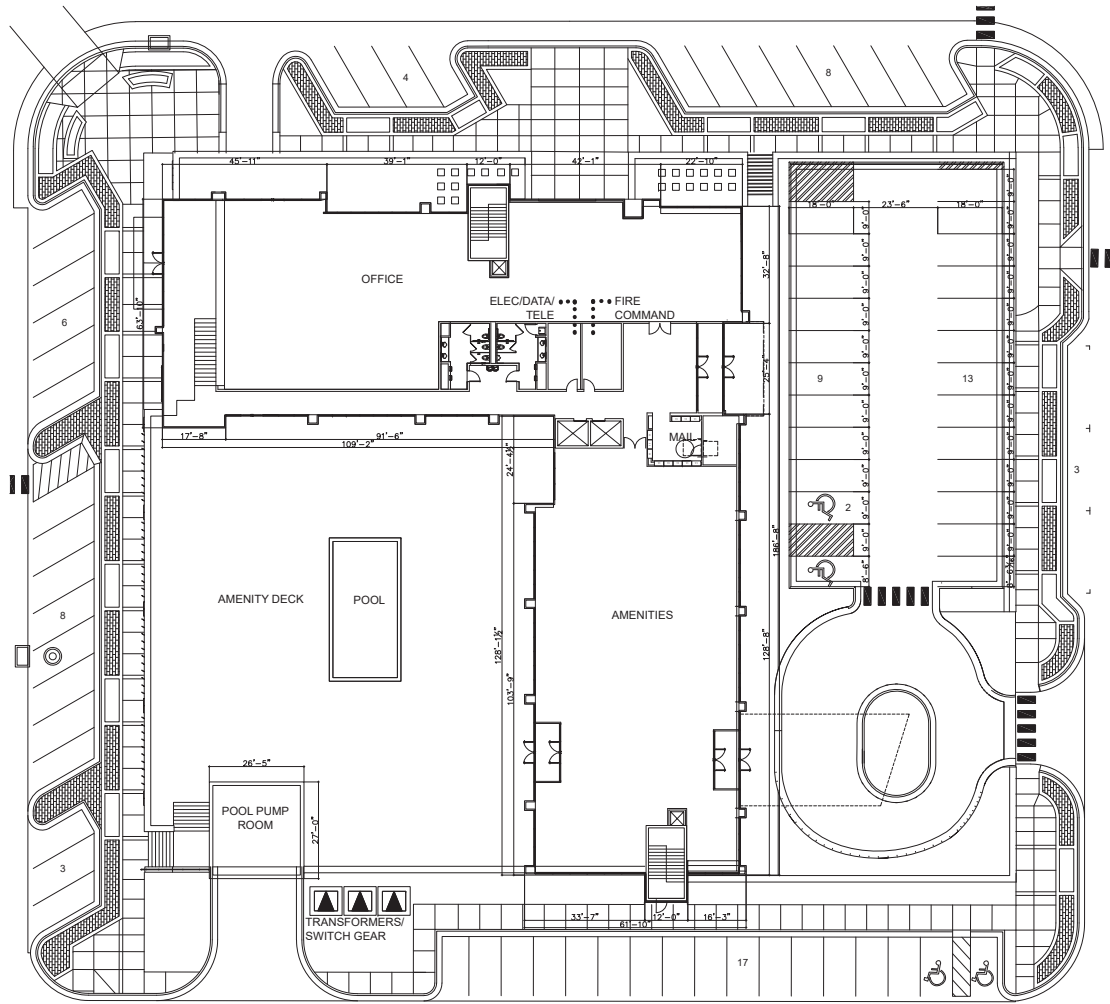


GARAGE  
SCALE: 1/16" = 1'-0"

FLOOR PLAN

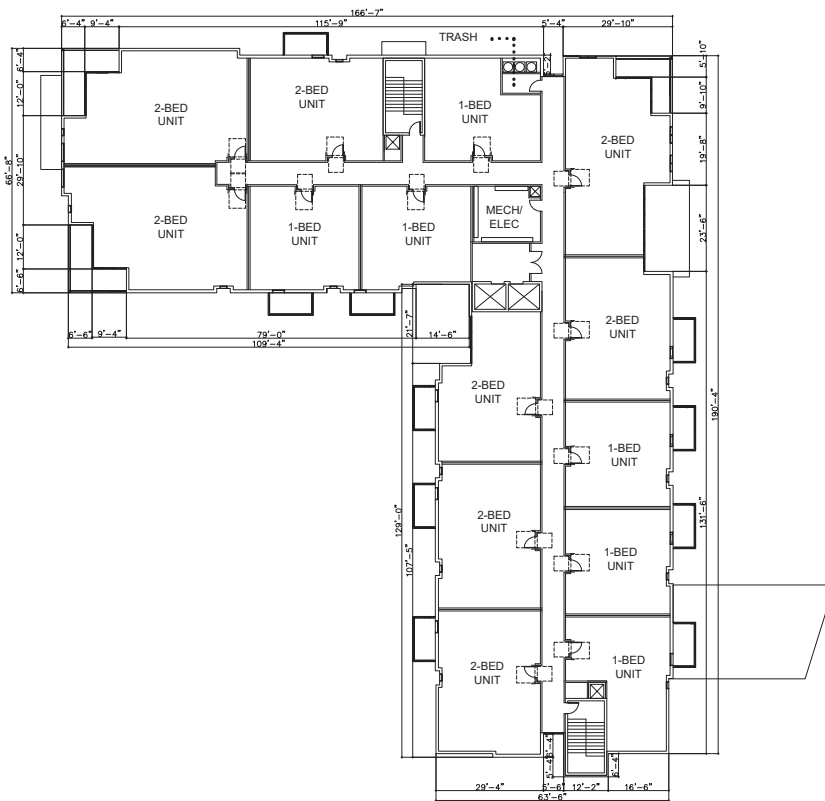
**FINKLE + WILLIAMS**  
ARCHITECTURE






**AMENITY/OFFICE**  
 SCALE: 1/16" = 1'-0"

**FLOOR PLAN**

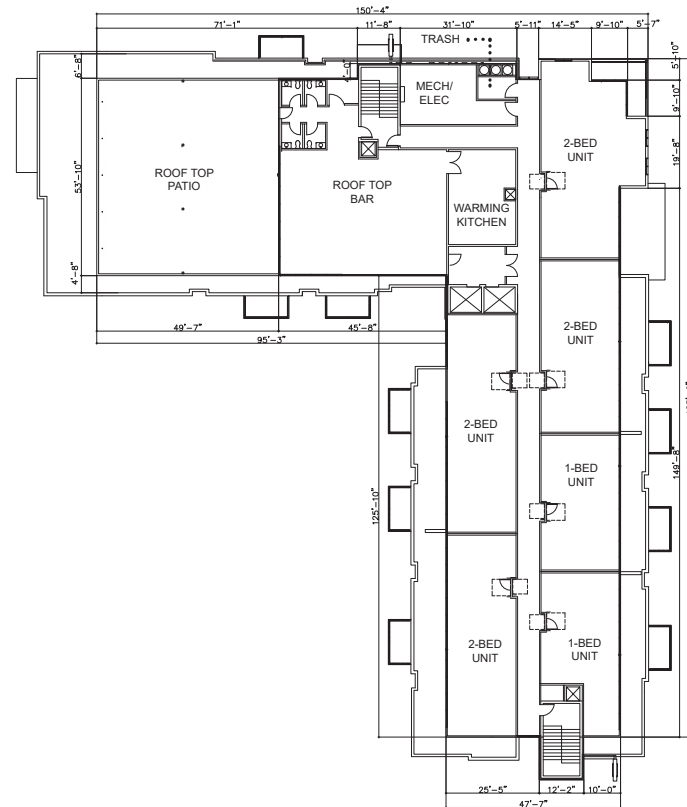


APARTMENT LVLS 1-9  
SCALE: 1/16" = 1'-0"

APARTMENT DATA

1-BED UNITS	56
2-BED UNITS	76
TOTAL UNITS	132

FLOOR PLANS



APT LVL 10/ROOFTOP BAR  
SCALE: 1/16" = 1'-0"





RENDERINGS





RENDERINGS



**WEST ELEVATION**  
SCALE: 1" = 20'-0"



**NORTH ELEVATION**  
SCALE: 1" = 20'-0"



**SOUTH ELEVATION**  
SCALE: 1" = 20'-0"



**EAST ELEVATION**  
SCALE: 1" = 20'-0"





MATERIAL COLORS ARE CONCEPTUAL. FINAL COLORS WILL BE SELECTED AT THE TIME OF FINAL DEVELOPMENT PLAN.

#### MATERIAL PALETTE





SOUTHWEST  
AXONOMETRIC



NORTHEAST  
AXONOMETRIC



ICONIC SIGNAGE AT OFFICE/  
ROOFTOP BAR ENTRANCE



LIT BLADE SIGNAGE ON NORTH/  
SOUTH FACES OF BUILDING



PEDESTRIAN-LEVEL SIGNAGE  
AT PORTICO SHARE



HIGHLY VISIBLE SIGNAGE AT  
PENTHOUSE LEVEL

SIGNAGE STUDY



**THE RISE Shared Parking Study**

**UNADJUSTED BASE PARKING RATIOS BY LAND USE \***



Land Use:	Building SF or Units	Spaces Per Unit**				UDC Requirement (Per 1,000 SF)**	UDC Required Spaces	Base Unit Design (Per 1,000 SF)**	Indicate Spaces
		Weekday		Weekend					
		Visitor	Resident/Employee	Visitor	Resident/Employee				
Existing Restaurant	0							0	0
Existing Office	0							0.00	0
TOTAL EXISTING	0								0
New Rooftop Bar	2,225	10.00	1.00	12.50	1.00	13.33	30	13.50	30
New Retail	0	2.90	0.70	3.20	0.80	4.00	0	4.00	0
New Office	5,278	0.50	3.50	0.03	0.35	4.00	21	4.00	21
New Residential	132	0.15	1.50	0.15	1.50	See below****	250	1.65	218

**PEAK SHARED PARKING INDICATED BY THIS MODEL**

**191**

\* Source of Data - ULI Shared Parking Study 2020

\*\* Source of Data - Parking Generation - Institute of Transportation Engineers 2004

\*\*\* Spaces are per 1,000sf for Commercial Use

\*\*\*\* Spaces are per unit for each Residential Use

\*\*\*\*\* 1.5:1BD; 1.75:2BD; .25:unit (visitor)

Residential **RESERVED** Parking as a % of Total Parking:

157

79.7%

**SHARED** Public Parking as a % of Total Parking:

40

20.3%

**TOTAL PROVIDED PARKING:**

**197**

**100.0%**

**ADJUSTMENTS\* TO BASE UNIT DESIGN RATIOS**

**May Weekday 7:00PM**

Land Use:	Base Unit Design (Per UDC Requirement)	Month Adjustment	Peak Hour Adjustment	Noncaptive Adjustment	Mode Adjustment	Total Adjustment (All Adjustments Multiplied)	Adjusted Ratio (Spaces per 1,000 SF)	Base Design Indicated Spaces	Adjusted Spaces
Existing Restaurant	0	100.0%						0	
Existing Office	0.00	100.0%						0	
TOTAL EXISTING								0	
New Rooftop Bar	13.50	79.3%	81.5%	80.0%	95.0%	49.1%	6.63	30	15
New Retail	4.00	66.6%	0.0%	0.0%	0.0%	0.0%	-	0	0
New Office	4.00	100.0%	13.4%	90.0%	90.0%	10.8%	0.43	21	2
New Residential	1.65	100.0%	91.7%	90.0%	95.0%	78.4%	1.29	218	171
								269	188

**December Weekend 6:00PM**

Land Use:	Base Unit Design	Month Adjustment	Peak Hour Adjustment	Noncaptive Adjustment	Mode Adjustment	Total Adjustment (All Adjustments Multiplied)	Adjusted Ratio (Spaces per 1,000 SF)	Base Design Indicated Spaces	Adjusted Spaces
Existing Restaurant	0	100.0%						0	
Existing Office	0.00	100.0%						0	
TOTAL EXISTING								0	
New Rooftop Bar	13.50	100.0%	97.8%	80.0%	95.0%	74.3%	10.03	30	22
New Retail	4.00	100.0%	0.0%	0.0%	0.0%	0.0%	-	0	0
New Office	4.00	9.5%	0.5%	90.0%	90.0%	0.0%	0.00	21	0
New Residential	1.65	100.0%	90.8%	90.0%	95.0%	77.6%	1.28	218	169
								269	191

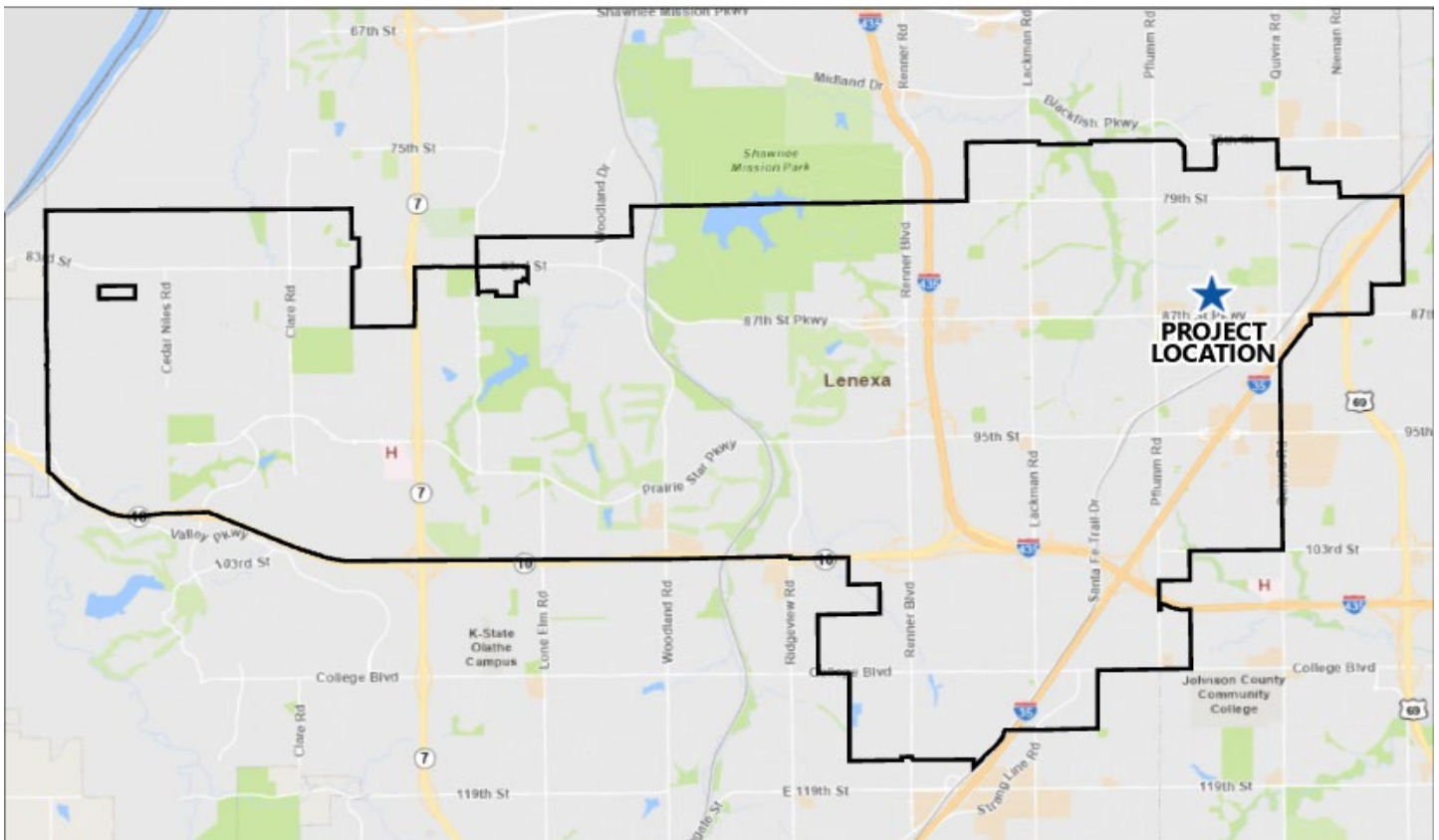
\* **MODE ADJUSTMENT** adjusts the base parking ratios for local transportation characteristics. Two factors are considered in these adjustments: modal split for private autos and auto occupancy. Even in areas where there is limited transit, walking, drop-offs, and ridesharing occur. The base ratios then are appropriate for conditions of free parking and negligible use of public transit, while the mode adjustment then reflects local transit availability, parking fees, ride sharing programs characteristic of the specific project location. For example, if the mode adjustment equals 75%, this means 75% of people arrive in a private auto and require a parking space, while the remaining 25% arrive without a private auto (carpool, transit, walk, etc.)

\* **NON CAPTIVE** adjustment is an estimate of the percentage of parkers at a land use in a mixed-use development or district who are not already counted as being parked at another of the land uses. For example, when employees of one land use visit a nearby food court or coffee store, there usually is not any additional parking demand generated. This describes a "captive" parked vehicle and does not require an additional parking space. Other vehicles coming to the site specific to a single use are considered "non-captive." As such, if the non-captive ratio equals 70%, this means that 70% of parkers will arrive and park for only a single use (such as an office visit), while the remaining 30% can be considered captive and may use both a restaurant and a retail store while using the same parking space.



## RAW HEALTH COMPANY EXPANSION

<b>Project #:</b>	SU25-10	<b>Location:</b>	12760 W. 87 <sup>th</sup> Street Parkway, Suite 110
<b>Applicant:</b>	Suzanne Adams, Business Owner	<b>Project Type:</b>	Special Use Permit
<b>Staff Planner:</b>	Noah Vaughan	<b>Proposed Use:</b>	Medical Clinic (Chiropractor)



### PROJECT SUMMARY

The applicant requests approval of a special use permit (SUP) to expand the existing Raw Health Company medical clinic located at 12760 W. 87<sup>th</sup> Street Parkway, Suite 110, within the NP-O (Planned Neighborhood Office) District. An SUP (SU23-11) was approved in 2023 to operate the medical clinic at this location for a five-year period with no conditions. Because that approval was based on the clinic's operations as presented at the time, a significant expansion now requires a new SUP.

The proposed expansion would increase the number of treatment rooms from four to eight and allow for additional providers, thereby increasing patient traffic and the customer base. This intensification of use triggers the requirement for a new SUP. Interior improvements, including repainting and new flooring, are also proposed. No exterior changes to the building are planned. This project requires a public hearing.

**STAFF RECOMMENDATION: APPROVAL FOR FIVE YEARS**

## SITE INFORMATION

The property at 12760 W. 87<sup>th</sup> Street Parkway hosts one primary structure that was constructed in 1985. The property was initially zoned CP-1 (Planned Neighborhood Commercial) District and was later rezoned to NP-O. The structure is one level with eight total suites that are occupied by a variety of businesses for general office and nonconforming medical clinic uses.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
1.54	Total: 10,032 Raw Health: 700	NP-O	Office/Employment Center



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



**Exhibit 2: Façade of building facing 87<sup>th</sup> Street Parkway, in addition to access and parking available at the site.**





**Exhibit 3: Treatment Room 1**



**Exhibit 4: Treatment Room 2**

## LAND USE REVIEW

The subject property is in a Neighborhood Planned Office District. A *medical or dental clinic*, which includes chiropractic, requires a special use permit in this zoning district. Per UDC [Section 4-3-C-3](#), a *medical or dental clinic* is defined as:

“an establishment where patients, who are not lodged overnight except for observation or emergency treatment, are admitted for examination and treatment by a person or group of persons practicing any form of healing or health-building services, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists or any such profession, the practice of which is lawful in the State, and also includes establishments which provide massage therapy subject to the licensing provisions in this City Code.”

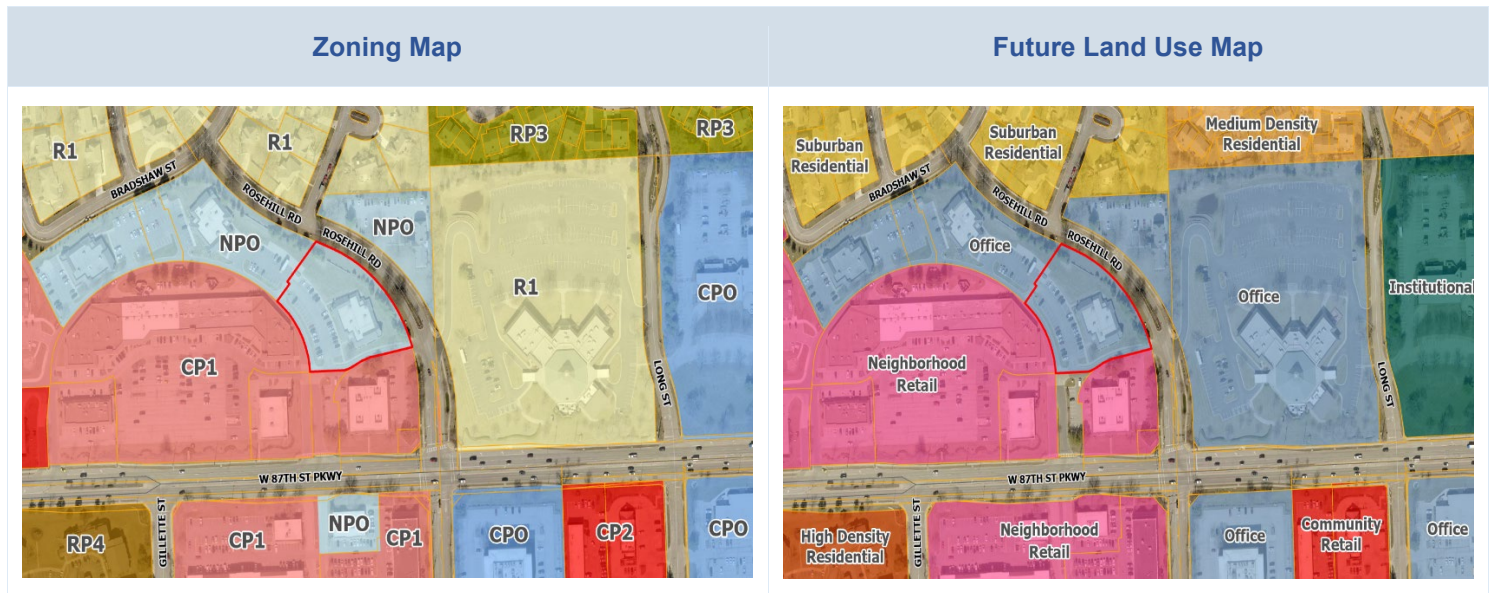
Raw Health Company is a medical practice that specializes in lymphatic therapy, massage therapy, and whole family chiropractic care. The clinic is currently open for appointments between 7:00 AM to 8:00 PM, 7 days per week. Visits are scheduled by appointment only. Appointments for chiropractic care are generally 15 to 30 minutes, while appointments for massage therapy range from 60 to 90 minutes, depending upon the modality of treatment requested by the client. The applicant stated that each individual provider works between 10 to 30 hours per week.

If this special use permit application is approved, Raw Health Company plans to expand their business by adding four treatment rooms near Treatment Room 4 in order to accommodate additional medical providers in these spaces.

With the expansion of Raw Health Company’s business, it is anticipated that the maximum number of patients that could be seen would increase from four to eight, and an additional six to ten patients could be in the waiting area. There would be a maximum of eighteen patients in the office at any one time. Raw Health Company is unsure of what services new providers would be offering; however, they have stated they would be looking for physical therapists or doula services to add to the space. These services would be covered under the *medical clinic* use.



The tenant space is within Building D of Greystone South Plaza, which has a total of eight suites. Suite 110 is a 700 square-foot space comprised of four treatment rooms and one waiting room. Four rooms in the suite that were previously unutilized are proposed to be transitioned into the four additional treatment rooms if the requested SUP is approved. Types of businesses that occupy other suites within Building D include immigration examination services, mental health services, law offices, an insurance broker, and a telecommunications service provider. The Future Land Use Map supports office and neighborhood businesses.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Office	NP-O, Neighborhood Planned Office	General Office, Medical Clinic
<b>North</b>	Suburban Residential, Medium-Density Residential	R-1, Residential Single-Family District, R-3, Residential Planned (Medium-High Density) District, NP-O, Neighborhood Planned Office	Residential – Single-Family Detached, Single-Family Attached; Commercial – Dental Clinic
<b>South</b>	Neighborhood Retail, Office, Community Retail, High-Density Residential	CP-1, Planned Neighborhood Commercial District, CP-O, Planned General Office District, NP-O, Neighborhood Planned Office, RP-4, Residential Planned (High-Density) District	Neighborhood Commercial - Personal Instruction; Commercial – Retail, Restaurants, Bank; Residential – Multifamily
<b>East</b>	Office, Medium-Density Residential, Institutional	CP-O, Planned General Office District, R-1, Residential Single-Family District, RP-3, Residential Planned (Medium-High Density) District	Residential – Single-family detached, single-family attached, Church
<b>West</b>	Neighborhood Retail, Office, Suburban Residential	NP-O, Neighborhood Planned Office, CP-1, Planned Neighborhood Commercial District	Office, Commercial - Retail, Restaurants

## SPECIAL USE PERMIT REVIEW

---

The applicant requests approval of a special use permit for a medical clinic (chiropractic) use at 12760 W. 87<sup>th</sup> Street Parkway in the NP-O Zoning District. Staff provides the follow analysis to the review criteria within [Section 4-1-G-5](#) of the UDC.

### 1. The character of the neighborhood.

The subject site includes other medical uses such as behavioral health services, out-patient psychiatric treatment, and a medical examination clinic. Conforming uses within the site include lawyers, insurance agents, and a telecommunications service provider. The property is within the Greystone South Plaza Commercial Center, so there are many adjacent retail and commercial uses. The property is also surrounded by single-family and duplex residential developments, in addition to apartments to the south. Institutional uses nearby include the Central Church of the Nazarene and the City of Lenexa Municipal Complex. Raw Health Company has been in operation at the site since 2023 and the City currently does not have any public complaints or issues on record at the suite it occupies. It is not expected for the increased business operations to cause significant issues that would make Raw Health Company unfit to occupy the space. Staff's opinion is that the character of the neighborhood would still be preserved if this special use permit were to be approved.

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

Surrounding zoning and uses are described in Table 1 of this report. The uses associated with the subject property include various types of *office* and *medical clinic* uses. The NP-O District allows medical or dental clinics as a special use. Raw Health Company is a small but growing medical clinic. Staff does not anticipate extreme increases to noise or traffic that might cause concern based on the scale of the expansion. It is Staff's opinion the proposed special use is compatible with the surrounding zoning and uses.

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

The subject site is occupied by other medical clinic uses in addition to light commercial and office uses. These uses generate roughly the same level of traffic to the site as each other and to the surrounding commercial area. Any impacts generated by these businesses are generally minimal and less disruptive than other commercial uses within Greystone South Plaza. Due to the negligible impact of the use and permitting of similar surrounding uses, it is not expected for the expansion of Raw Health Company to create incompatibility of their occupancy within the building. As a result, staff's opinion is that this criteria is met.

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

Staff does not believe there is potential for the medical clinic to be detrimental to nearby property. The site features adequate on-site parking (see Criterion Ten of this section). There is also a legal covenant and restrictions document that stipulates cross-parking/access agreements with prior, existing, and future owners of property within Greystone South Plaza.

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

The property is developed and the building has no vacancy. However, tenant spaces become available from time to time.

**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 believe that the denial of the application would be a relative gain in public health, safety, or welfare to the community. Staff believes that the presence of a medical clinic within close proximity to residential neighborhoods would increase the public health and welfare of the community. Staff believes that if the application were denied, the hardships imposed on the applicant would be greater than any negative externalities the use may impose. Staff does not believe there are impacts from the expansion that need to be mitigated by the applicant.

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

Please 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 proposed chiropractic clinic will not change the primary land use of the subject property. The land use is in conformity with the Future Land Use Map designation of Office/Employment Center.

**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 subject property is an established development. The property is adequately served by required utilities and 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.**

Table 2 includes a parking analysis. The subject property has 40 of 41 required parking spaces that immediately serve the building. The Greystone South Plaza development has a shared parking agreement between all lots. The remaining required parking space is located within the parking lot to the northwest. The parking requirements of the UDC are fulfilled between the available on-site parking and nearby shared parking. The current parking on-site does not experience overflow issues at the current rate of clients; it is not expected for parking to become an issue with the expansion of the business intensity and general increase in customer base.

TABLE 2: PARKING ANALYSIS			
Use	Parking Formula	Required Parking	Provided Parking
Medical Clinic	1 space per 200 SF	41	40 on-site
Office	1 space per 250 SF		+ shared parking within Greystone South Plaza



**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 use will not generate negative environmental impacts.

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

There are no proposed modifications to the stormwater system or increases to the overall number of impervious surfaces. The proposed SUP would not adversely affect the capacity or quality of water of the stormwater system. No natural streams are within the vicinity of the subject property.

**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.**

Staff conducted a site visit as part of the review for the SUP application. Staff did not observe any zoning or code compliance issues on site.

## 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 October 21, 2025.
- The applicant should inquire about additional City requirements, such as permits and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

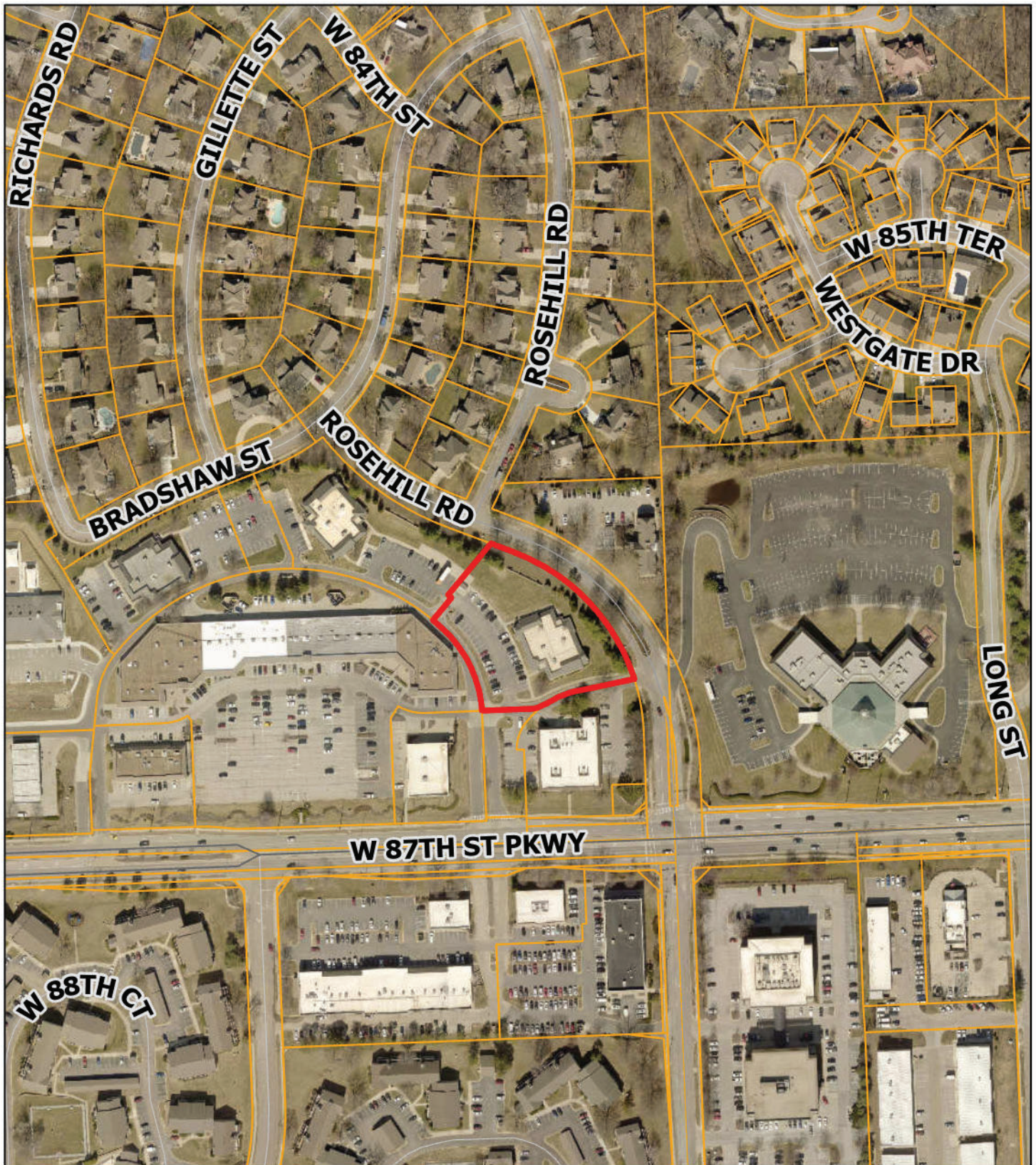
★ **Staff recommends approval of the proposed special use permit for Raw Health Company.**

- The use, “*Medical or Dental Clinic*”, is appropriate at the subject property for a period of five years, at which time the use can be reviewed to ensure compliance with the criteria for review.
- The project is consistent with Lenexa’s goals through **Strategic Community Investment** to create **Healthy People** and **Vibrant Neighborhoods**.

## SPECIAL USE PERMIT

Staff recommends **APPROVAL** of SU25-10 - a special use permit for a medical clinic known as Raw Health Company at 12760 W. 87<sup>th</sup> Street Parkway, Suite 110, for a period of five years.





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

## Raw Health Special Use Permit



0 125 250 500  
Feet





Special Use Permit Application  
Office Expansion from 4 to 8 Treatment Rooms  
Prepared for: City of Lenexa, Department of Community Development  
Date: August 8, 2025

## Project Overview

This narrative outlines the proposed expansion of our existing office facility located in Lenexa, Kansas, from four to eight treatment rooms. The purpose of this expansion is to enhance our capacity to serve clients, improve operational efficiency, and meet growing demand for our services. The project involves interior modifications, specifically the addition of four new treatment rooms, repainting of all interior spaces, and installation of new flooring. No changes to the exterior building footprint, structure, or site utilities are proposed, ensuring minimal impact on the surrounding area and compliance with Chapter 1, Article F, of the Code of the City of Lenexa.

## Existing and Proposed Layout

The current office layout consists of one waiting room centrally located near the main entrance, one treatment room to the right of the waiting room, two treatment rooms positioned in front of the entryway, and one treatment room accessed via a hallway to the left. The expansion will increase the number of treatment rooms to eight by adding four new treatment rooms along the existing left-side hallway. The proposed layout is as follows:

- Waiting Room: Located centrally near the main entrance, serving as the primary reception area for clients.
- Treatment Room 1: An existing room to the right of the waiting room
- Treatment Rooms 2 and 3: Two existing rooms located in front of the entryway.
- Treatment Rooms 4–8: Five rooms along a hallway to the left of the waiting room. Treatment Room 4 is existing and Treatment Rooms 5-8 will now be utilized by Raw Health.

The accompanying floor plan, submitted in PDF format, illustrates this layout in detail, with dimensions and annotations for clarity. All rooms, waiting area and treatment rooms are approximately 11' x 12'.

## Scope of Work

The expansion involves the following interior modifications:

- Four new treatment rooms (Rooms 5–8) will now be used by Raw Health.
- Painting: All interior spaces, including the waiting room, hallway, and all eight treatment rooms, will be repainted with a neutral-colored latex paint (e.g., Sherwin-Williams Accessible Beige) to create a cohesive and professional aesthetic.
- Flooring: New luxury vinyl plank flooring with a wood-look finish will be installed throughout the waiting room, and hallway, replacing existing flooring to enhance durability and appearance. Treatment rooms will use the existing carpet.

No changes are proposed to the building's exterior, landscaping, grading, stormwater management, erosion control, or utility systems, as the project is confined to interior. The



existing building elevations, construction materials, and height remain unchanged.

## Purpose and Community Impact

The renovation provides dedicated workspace for our eight part-time providers, each working with one patient at a time, to enhance scheduling flexibility and maintain our high standard of care. By increasing our treatment room capacity to eight, we aim to reduce scheduling conflicts for providers, ensuring efficient use of existing staff resources without increasing patient volume or traffic. The interior focus of the project, limited to painting, flooring, and non-structural partitioning, ensures no disruption to neighboring properties, traffic patterns, or public infrastructure. The updated paint and flooring will enhance the facility's appearance, contributing to a welcoming environment for patients and providers within the Lenexa community.

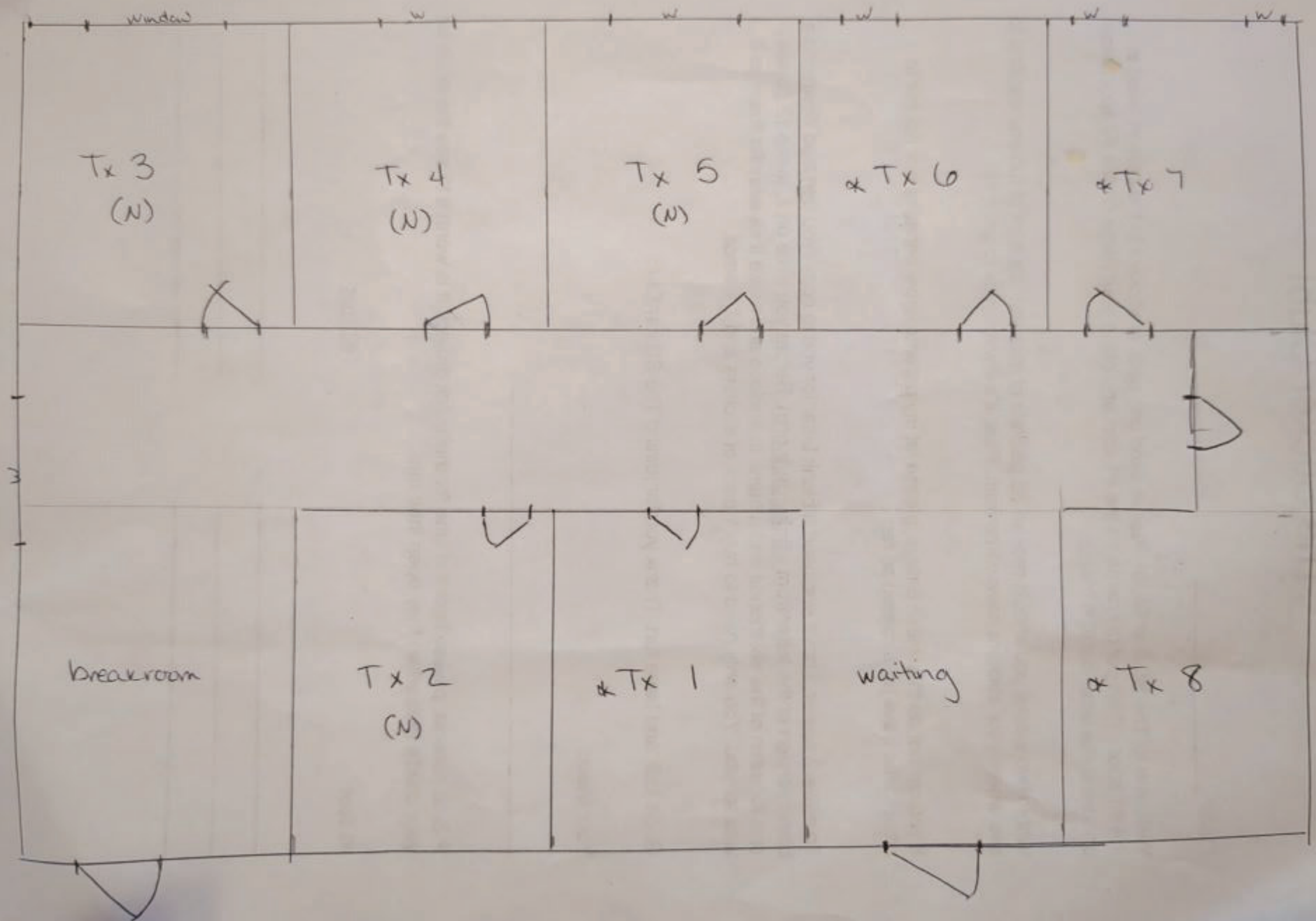
## Compliance with City Requirements

This project aligns with the City of Lenexa's zoning and permitting requirements as outlined in Chapter 1, Article F, of the City Code. The submitted floor plan, provided in digital PDF format, details the existing and proposed layout, including room dimensions and annotations for the minimal painting, and flooring. We have participated in a pre-application conference with the Department of Community Development to ensure all submittal requirements are met. We are prepared to address staff comments, provide resubmittals, and comply with notification procedures, including mailing notices to property owners within 200 feet of the property and posting public notice signs, as required. In 2023, neighboring property owners were notified and provided approval for Raw Health's establishment as part of our previous Special Use Permit application, in accordance with City of Lenexa requirements.

## Conclusion

In 2023, neighboring property owners were notified and provided approval for Raw Health's establishment as part of our previous Special Use Permit application, in accordance with City of Lenexa requirements. The proposed office renovation is a minimal interior project to provide dedicated workspace for our current four part-time providers, each serving one patient at a time, while maintaining the existing building's footprint, exterior, and operational scope. We respectfully request confirmation from the Department of Community Development that this minor renovation, involving the addition of four treatment rooms and the application of new paint and flooring, does not require a new Special Use Permit, as it aligns with the previously approved use and zoning. We are committed to working with the City of Lenexa to ensure a smooth review process, complying with all applicable regulations, and pursuing a Special Use Permit if deemed necessary.

# Raw Health



x previous tx rooms new = N

**From:** [Suzanne Adams](#)  
**To:** [Noah Vaughan](#); [Gloria Lambert](#)  
**Subject:** Clarification  
**Date:** Tuesday, September 23, 2025 4:02:43 PM

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Clarify additional info about the business expansion. Please provide the following:

1. Overall operating hours of RAW Health on each day of the week 1. A list of current providers

a. Operating Hours are set by individual providers, but not outside of 7 am to 8 pm Sunday- Sunday. This does not mean the office is in use the entire time. Each individual provider works 10-30 hours per week.

b. List of Current providers: Dr. Suzanne Adams D.C.- Chiropractic, Nutritional counseling and Acupuncture; Laura FitzSimmons- Nurse practitioner- Lymphatic therapy; Dr. Dakota Dixon- Chiropractor; Michelle Matthes- Licensed Massage Therapist.

2. Services offered by each provider

Dr. Suzanne Adams D.C.- Chiropractic, Nutritional counseling and Acupuncture; Laura FitzSimmons- Nurse practitioner- Lymphatic therapy; Dr. Dakota Dixon- Chiropractic; Michelle Matthes- Licensed Massage Therapist- Massage

3. Work hours of each provider

Dr. Suzanne- Monday 4-7 pm, Thursday 4-7 pm Friday 9-12 pm

Laura FitzSimmons- Monday 9-2 pm, Tuesday 9-2 pm, Wednesday 12-5 pm, Thursday 12-6 pm, Friday 9-2 pm.

Dr. Dakota- Tuesday 9-2 pm, Wednesday 9-6 pm Thursday 9-2 pm

Michelle Matthes- Tuesday 9-2 pm, Thursday 12-6 pm, Friday 9-2 pm, Saturday 9-11 am.

4. General age range of clientele served

Newborns to Elderly.

For new providers who plan to move into the space if approved, please provide the same information for them as well.

We don't have any new providers at this time. I have to wait to get the SUP through in order to bring on new providers. We will be looking for Physical therapists and Doulas specifically, but do not have specific providers yet.

There was one more question about "What are the rooms currently used for." See above with



services for each provider.

Please let me know if you have any further questions.

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In Health,

Dr. Suzanne Adams

Rawhealthco.com

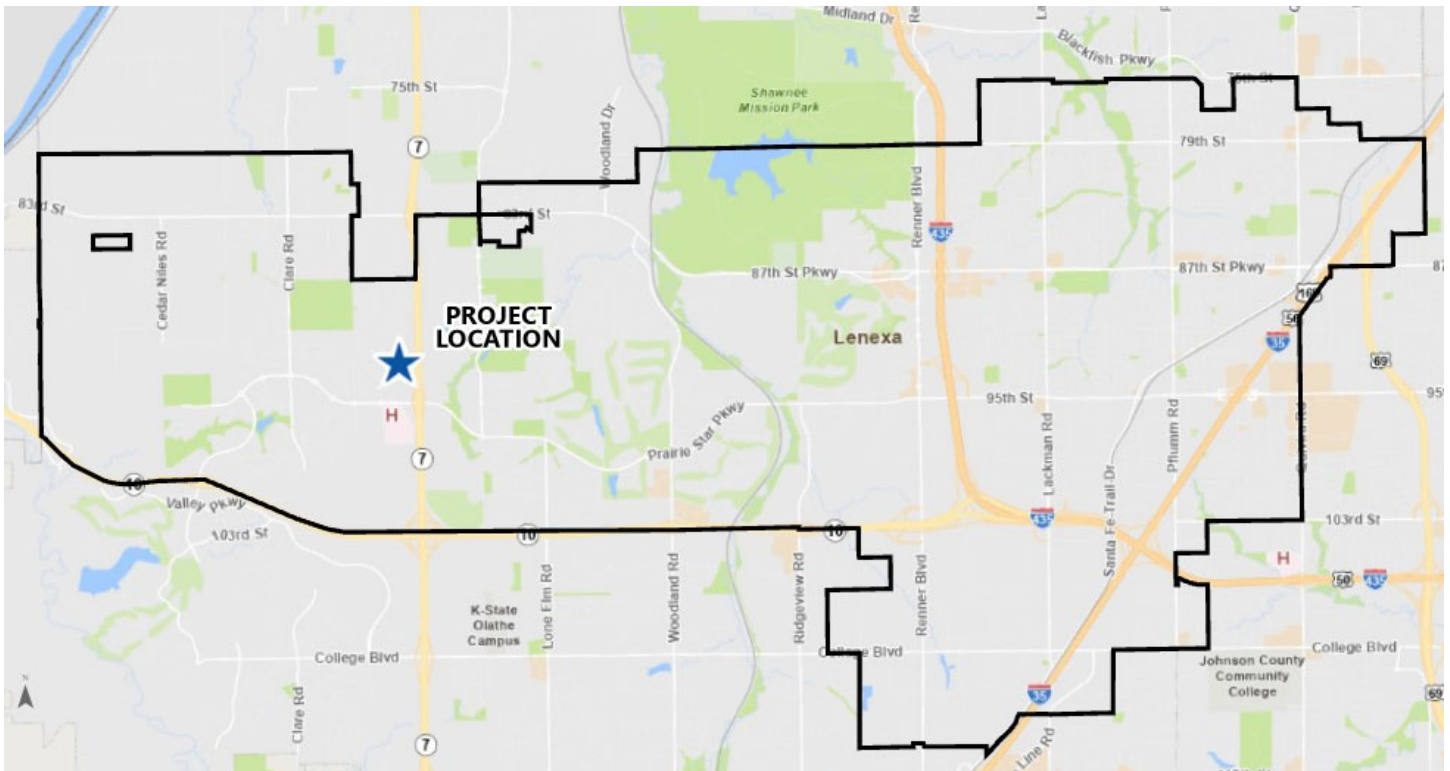
12760 West 87th Street Parkway, Suite 110

Lenexa, Kansas 66215

913.738.9322 o.

## HEDGE LANE RESIDENTIAL

<b>Project #:</b>	RZ25-07 & PL25-12P	<b>Location:</b>	9140 Hedge Lane Terrace
<b>Applicant:</b>	Nikola Krcmarivec, 29 <sup>th</sup> Street Capital	<b>Project Type:</b>	Rezoning & Preliminary Plan
<b>Staff Planner:</b>	Dave Dalecky	<b>Proposed Use:</b>	Single-Family & Multifamily Residential



### PROJECT SUMMARY

The applicant requests approval to rezone property east of the intersection of 91<sup>st</sup> Street and Dunraven Street, from the AG, Agricultural District to the RP-1, Planned Residential (Low-Density) and the RP-2, Planned Residential (Intermediate-Density) Districts, to allow a single-family and multifamily residential development. The applicant also seeks approval for the companion preliminary plan which contains 18 single-family lots and 68 townhome units distributed among 13 townhome buildings of 4-, 5-, and 6-units producing an overall density of 6.26 dwelling units per acre. The single-family lots will have access onto a public street and the townhome buildings will have access from a private drive. The applicant requests lot size, width, depth, and setback deviations for the RP-1 part of the development, a setback deviation for the RP-2 part of the development and a deviation for a setback reduction from K-7 Highway. The deviation requests are described in the Staff Report. A Public Hearing is required for the rezoning request.

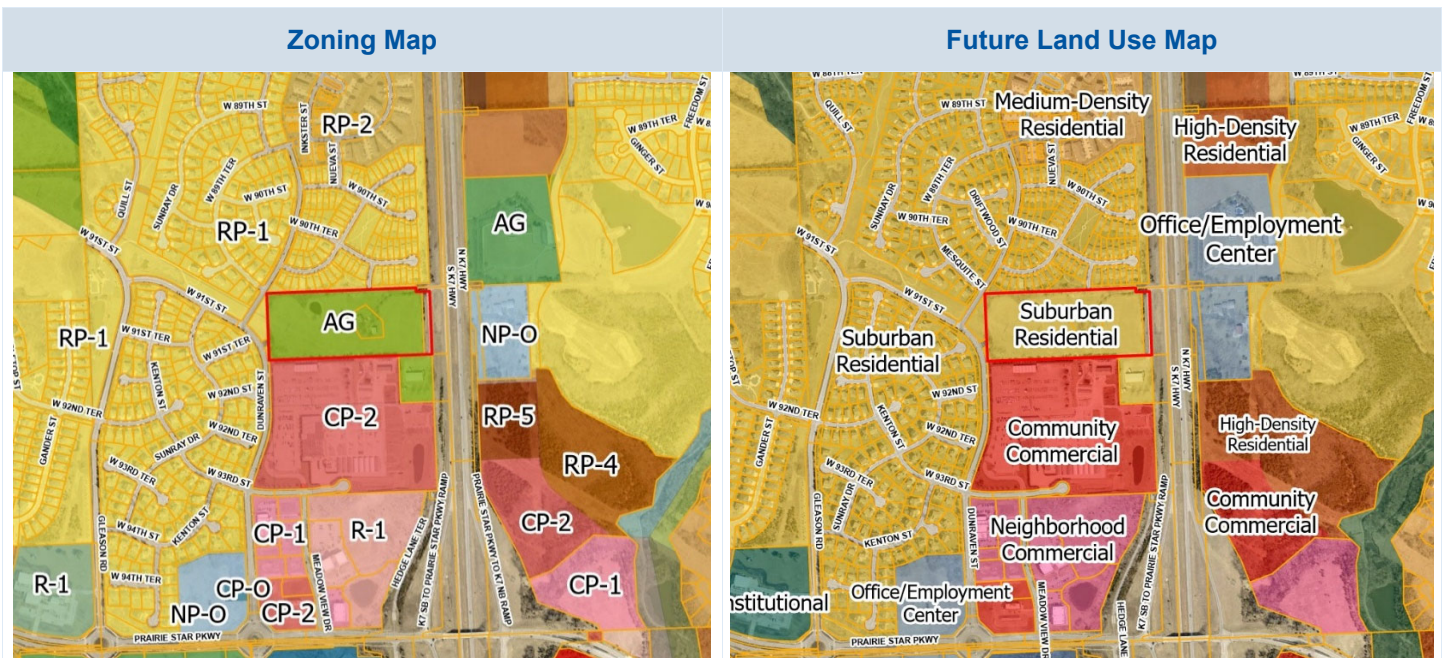
**STAFF RECOMMENDATION: APPROVAL**





## LAND USE REVIEW

The proposed development is for both single-family and multifamily uses. This site is classified for Suburban-Density Residential uses on the Future Land Use Map of the Comprehensive Plan. The 2024 update to the Comprehensive Plan did not change the intended future land use. The Comprehensive Plan identifies this site as a “Context Sensitive Infill” location. This designation identifies techniques to transition between different uses. This site is adjacent to suburban-density residential development to the north, commercial development and a church to the south, and K-7 Highway to the east.



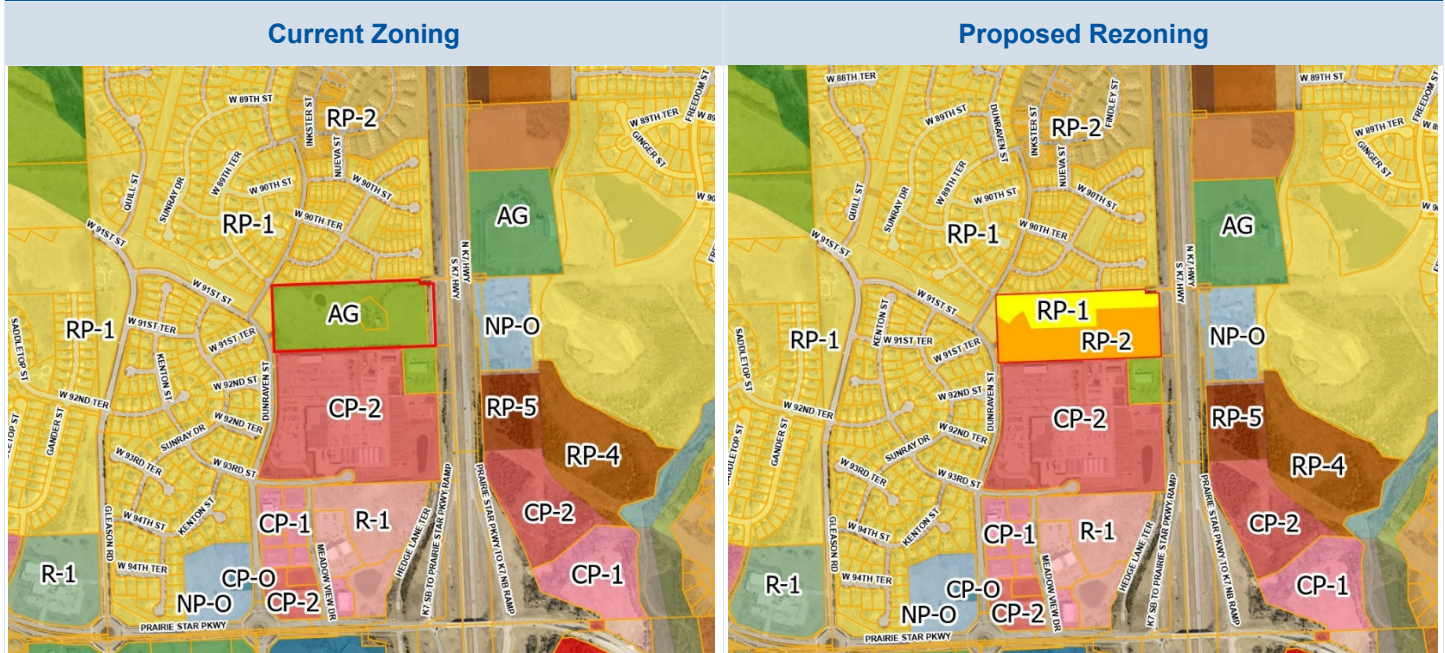
**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Suburban-Density Residential	AG, Agricultural District	Agricultural and Single-Family Residential
<b>North</b>	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Single-Family Residential
<b>South</b>	Community Commercial and Suburban-Density Residential	CP-2, Planned Community Commercial District and AG, Agricultural District	Garden Center and a Church
<b>East</b>	Office/Employment Center (across K-7 Highway)	NP-O, Planned Neighborhood Office District	Single-Family Residential
<b>West</b>	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Single-Family Residential

## REZONING REVIEW

The applicant proposes to rezone the subject site from the AG (Agricultural) to the RP-1, Planned Residential Single-Family (Low-Density) and RP-2, Planned Residential (Intermediate-Density) Districts.

**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 larger neighborhood has been developing over the last 21 years, transitioning from less intense uses to more intense uses. The subject property is one of the few remaining properties to develop. The character of the area includes single-family development immediately to the north and west, retail development and a church to the south, and K-7 Highway to the east. Multifamily uses exist approximately 1,000' to the north of the subject site along K-7 Highway, and is an associated townhome development with the larger Reserve residential development. The proposed single-family and townhome development is consistent with the current and developing character of the neighborhood.

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

The adjacent development to the north and west of the site is The Reserve subdivision zoned RP-1, Planned Residential (Low-Density). Farther north of the subject site is the townhome component of The Reserve development zoned RP-2. The Reserve is a single-family and multifamily development. The adjacent development to the south is a garden center and church. The garden center is zoned CP-2, Planned Community Commercial District and the church is zoned AG, Agricultural District. Nonresidential uses continue to the south, on the east side of Dunraven Street, to the Prairie Star Parkway and K-7



Highway intersection. A single-family subdivision continues to the south on the west side of Dunraven Street. The single-family development is zoned RP-1, Planned Residential (Low-Density) District. The RP-1 and RP-2 zoning of the proposed project is consistent with the current zoning districts in the area.

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

The property is currently restricted to uses allowed within the AG Zoning District, which primarily consists of agriculture and single-family residential uses. The site is approximately 14 acres, which is a particularly small parcel for agricultural production. The property is also surrounded by suburban development of residential and nonresidential uses. The continued use of this property for agricultural uses is not the highest and best use of the property for consistency of the development pattern of the region. The current access to the site directly from K-7 Highway is not a preferred condition and is included in the Kansas Department of Transportation (KDOT) K-7 Corridor Management Plan to be removed. Redevelopment of the site which provides access from a public street will improve the efficiency of operations on K-7 Highway.

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

The proposed uses will not detrimentally affect nearby properties. Typical impacts of the proposed residential uses include increased vehicle and pedestrian traffic and activity associated with residents living in the development. The proposed uses and their impacts are compatible with the existing and planned uses in the vicinity of the site. The street network is designed to support the additional vehicular traffic that is generated by the proposed residential development.

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

The property is an agricultural use and one single-family dwelling as it was annexed into the City in 1999. No further development of the site has occurred on this site.

**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 exists to serve the site. Denial of the application would restrict the property to the existing zoning of AG which is not the anticipated long-term use for this property. Denying the application would also maintain an access point to K-7 Highway, which is not optimal for the operation of the highway.

**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.**

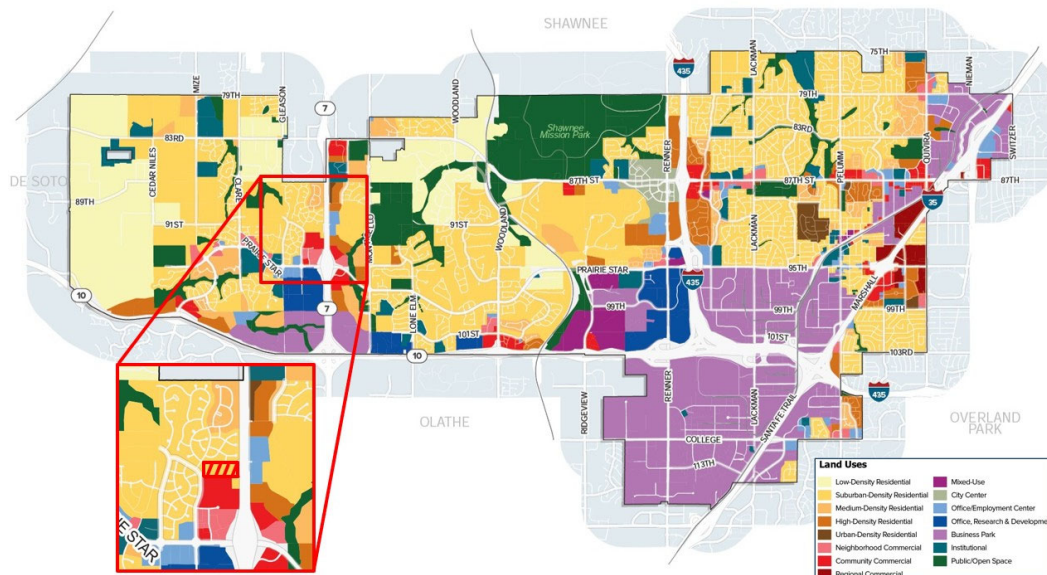
The City completed a major Comprehensive Plan update in July of 2024. The Future Land Use (FLU) Map classification for the site did not change from the previously adopted Comprehensive Plan. The classification is Suburban-Density Residential with a maximum density of 3.5 DU/AC. The proposed development reflects an overall density of 6.26 DU/AC which is greater than the land use classification; however, Staff believes that site's surrounding context and other goals and tenets of the Comprehensive



Plan apply to this site. For example, the plan seeks to “support a diverse range of housing to support residents of all backgrounds and stages of life.” This development will serve those renters in need of options to choose between a single-family home or a townhome.

As noted in this report, the site is adjacent to single-family uses immediately north and west, a major retail center and church to the south, and K-7 Highway to the east. A typical approach to developing such a site is to employ uses that work well with the adjacent uses. In this circumstance, single-family uses are not ideal against the commercial uses and highway. Townhome development is a typical transition between commercial uses and single-family uses and has been employed in this scenario. RP-1 zoning and single-family homes are proposed for the north portion of the site in compliance with the FLU and to provide a single-family character for those residents using the new local street of this development to access The Reserve development to the north. Townhomes are proposed for the south portion of the property as a transition between single-family development and the commercial use to the south.

The Comprehensive Plan notes this site as a “Contextually Sensitive Infill” location. The design principles include transition between less and more intense uses, design higher intensity uses to resemble and complement surrounding single-family development, preserve existing trees and natural topography, and connect new streets and sidewalks with the existing infrastructure such as the local City streets and the pedestrian network that is immediately adjacent to this site. This plan accomplishes these goals of the Comprehensive Plan.



**Exhibit 2: Future Land Use Map of the Comprehensive Plan.**

- 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 immediate area adjacent to this site is nearly completely developed. Adequate utilities and services are available to the subject property. The site is subject to the City’s stormwater management requirements which are applicable to all development in the City. The site is within the Olathe School District.

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

The proposed development will be served by a combination of a new public street and new private drives. The development will connect to Dunraven Street, a collector street that intersects with Prairie Star Parkway, and to Mistletoe Street, a local street located in The Reserve subdivision to the north. The public street will connect Dunraven Street to Mistletoe Street. The private drives will be internal to the townhome development.

The primary connection for this development to the City's larger street network is the collector street, Dunraven Street, which was designed to accommodate full development of this area, including important design components such as not having any houses/driveways fronting the street. This development is generally consistent with the Comprehensive Plan and thus is consistent with the design of Dunraven Street.

Staff noted in reviewing recent crash data for the Prairie Star Parkway and Dunraven Street roundabout that there has been a pattern of crossover accidents at the westbound exit. In the coming weeks a revised pavement marking plan will be implemented to address the current traffic. Funding has been identified in the 2028 Capital Improvement Program (CIP) to provide additional modifications to improve the roundabout for continued build-out of the Comprehensive Plan in this area.

**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 development. The request is for reductions of the minimum 8,000 SF lot area requirement, the 70' and 80' lot width requirement, the 115' lot depth requirement, and the 30' front yard setback requirement for all 18 of the single-family lots. A deviation is requested for the 25' street-side setback for the multifamily lots. A deviation is also requested for a reduction of the 100' setback from K-7 Highway.

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 PLAN REVIEW

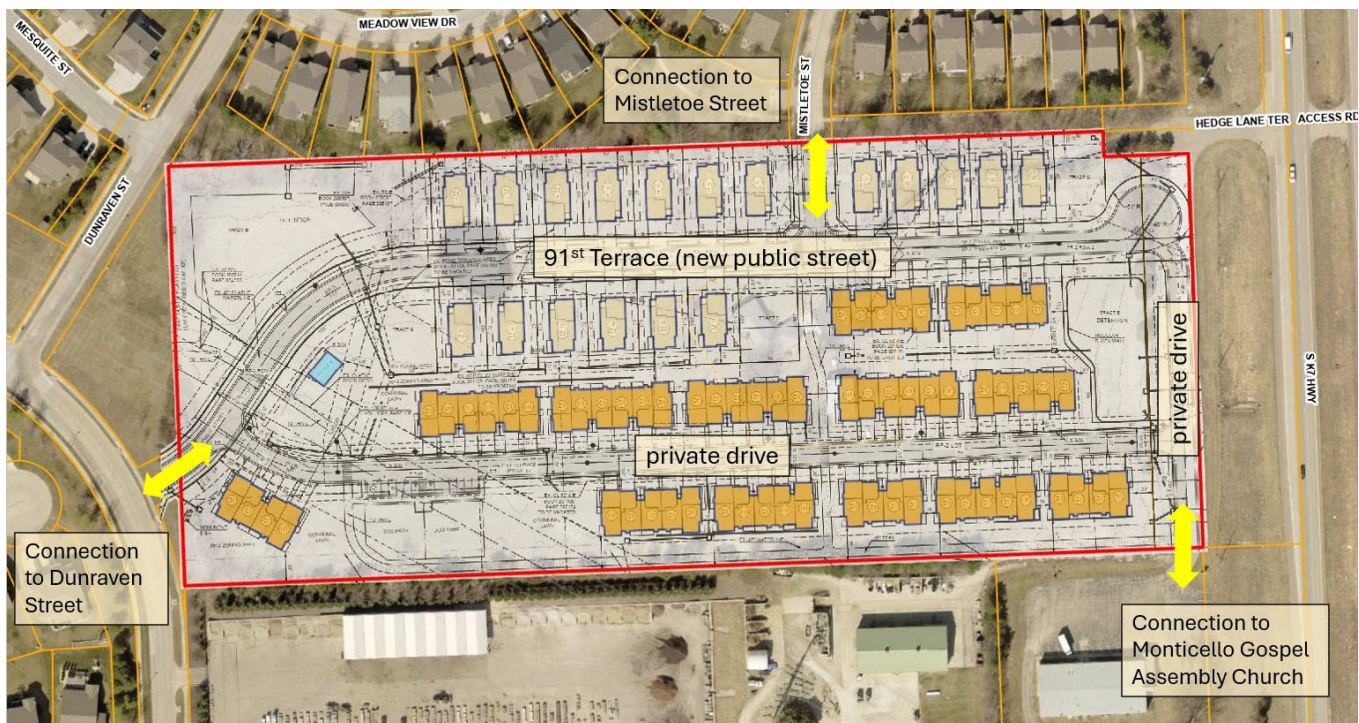
The subject site is located near the northeast corner of the intersection of 91<sup>st</sup> Street and Dunraven Street, between Dunraven Street and K-7 Highway. The development contains 18 single-family lots and 68 multifamily dwelling units on 13.73 acres. The two types of residential uses transition from north to south. The proposed buildings are arranged in four rows of buildings oriented in an east-to-west pattern.

The north row contains twelve single-family lots, which are the same sized lots as The Reserve subdivision, back to the north property line. Four lots of The Reserve directly abut the north property line and two single-family lots will abut the new single-family lots of this development. The next row of buildings is a group of six single-family lots and two five-unit townhome buildings. The south two rows are all townhome buildings. The townhomes buildings are either 4-, 5-, or 6-unit buildings. The townhomes buildings are on the south part of the site and will abut the retail development and the church to the south. The transition of the two residential uses is consistent with the Comprehensive Plan's designation of this site as a Context Sensitive Infill site.

The site has retaining walls to account for grade changes though the site. The retaining walls are relatively short, between 2' to 4' in height at the tallest. The retaining walls may be incorporated into the foundation wall of some of the townhome buildings.

## ACCESS, TRAFFIC, AND PARKING

The primary access into and out of the site is from a new public street intersecting Dunraven Street. This street will cross between tracts owned by The Reserve Homeowners Association. The two tracts are designated for landscaping and open space. Right-of-Way is dedicated on The Reserve, Second Plat for the new street to continue east and provide access to this property for future development. A second access is from Mistletoe Street, which will continue into the site from the current street stub and intersect with an east-west public street. The east-west street will continue east, then end in the cul-de-sac. This public street will provide access to each of the 18 single-family lots and to the church after the access to K-7 Highway is removed.



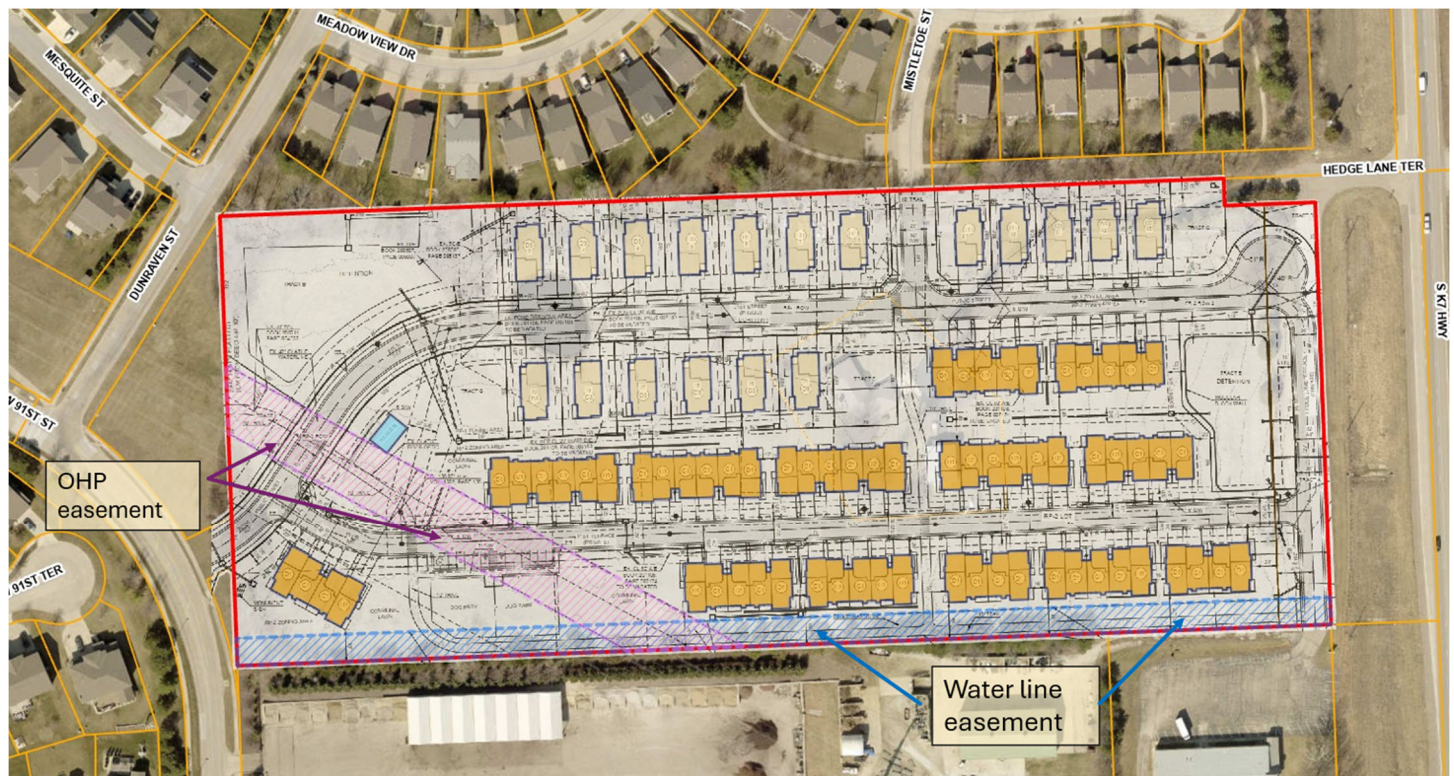
**Exhibit 3: Site plan.**



A private drive will cross the site, which will provide access to the townhomes. A private drive will also be on the east edge of the site that connects to the cul-de-sac of the public street. This private drive provides access to the church. The private drive will be deeded to the church and will be a shared access easement for both the Hedge Lane Residential development and the church. The intent of the property being deeded to the church is to ensure that the church property retains a viable means of access to the public right-of-way. This property will need to be added to the church's parcel via the platting process to create one lot owned and maintained by the church. The property that is to be deeded to the church is to be a contiguous tract.

The site will include a walking trail that connects to the sidewalks along Dunraven Street and Mistletoe Street. The sidewalks on the public street connects to the trail network throughout The Reserve development. The trail network in The Reserve subdivision is a private trail system. Additional amenities include a pavilion structure and a dog park. Both amenity features are in the west area of the site. An overhead power line easement crosses the southwesterly corner of the property which restricts the construction of any buildings under this easement. A 30' wide water line easement runs along the south property boundary that limits what can be installed along the south property line of the site.

## PRELIMINARY PLAT

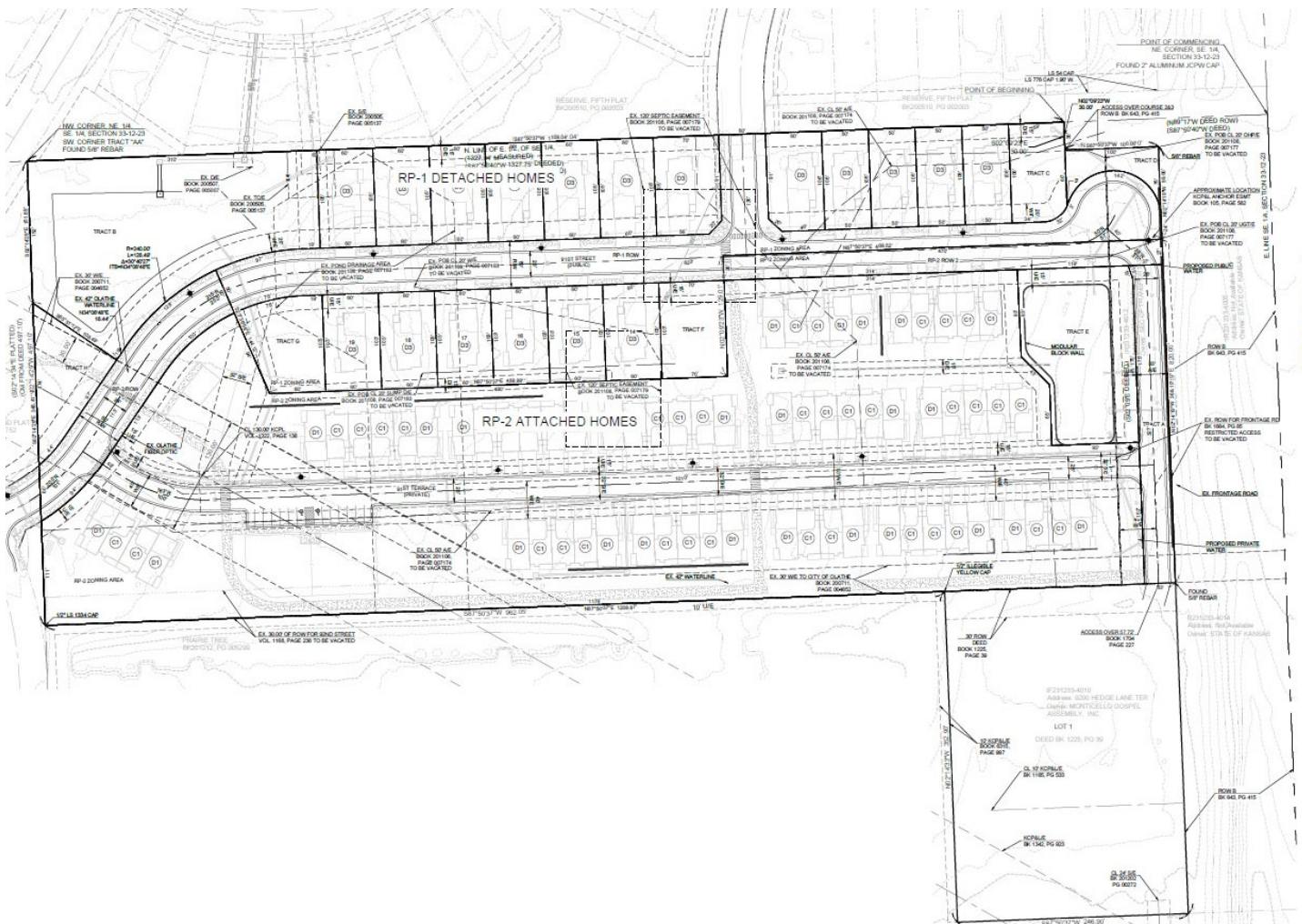


**Exhibit 4: Plan showing easements.**

The preliminary plan submittal includes a preliminary plat for the site. The preliminary plat includes the subject site, to-be-vacated KDOT right-of-way, and the Monticello Gospel Assembly Church property. The purpose and ownership of the lots and tracts are listed in Table 3. The plat also shows utility easements and right-of-way dedication for the new public street. The proposed preliminary plat complies with subdivision requirements of Section 4-2 of the UDC. The KDOT right-of-way must be vacated prior to the submittal of a final plat.

**TABLE 3: HEDGE LANE PRELIMINARY PLAT**

Lots and Tracts	Purpose	Ownership
<b>Lot 1</b>	Monticello Gospel Assembly Church site	Church
<b>Lots 2 - 19</b>	Single-Family Lots	Developer (for lease)
<b>Lot 20</b>	Townhomes	Developer (for lease)
<b>Tract A</b>	Cross access drive	Church
<b>Tract B</b>	Open space, landscaping, & stormwater management	Developer
<b>Tracts C &amp; D</b>	Open space and landscaping	Developer
<b>Tract E</b>	Open space and stormwater management	Developer
<b>Tracts F, G, &amp; H</b>	Open space and amenities	Developer



**Exhibit 5: Preliminary Plat (site plan).** Note: the final plat will incorporate Tract A into Lot 1 to provide a lot for the church that has access to the public right-of-way.



## DIMENSIONAL STANDARDS

Dimensional standards such as street and drive width, sidewalks, building height, and parking spaces are met for this development. The applicant is requesting multiple deviations for the 18 single-family lots, a setback deviation from the townhome buildings, and a setback deviation from K-7 Highway. The deviations for the single-family lots are to reduce the lot area, lot width, lot depth, and the front yard setbacks. The deviation for the townhome portion of the development is a reduction of the streetside setback requirement for the buildings. A deviation is also requested to reduce the 100' setback from K-7 Highway. The deviation requests are reviewed in detail in the Deviations section of the staff report.

## PUBLIC IMPROVEMENTS

The primary access will be from a connection to Dunraven Street on the west side of the property. A second access will be located to the north from a previously constructed stub street from 90<sup>th</sup> Terrace known as Mistletoe Street. The current access onto K-7 Highway will be removed with a new private drive from the proposed cul-de-sac replacing the highway access, which served the Monticello Gospel Assembly Church property just to the south/southeast of this project. The applicant must gain approval from KDOT to vacate that portion of the property containing the drive to the church.

## STORMWATER

The applicant submitted a preliminary stormwater management study that includes two extended wet detention basins along with mechanical structures (hydrodynamic separators) as components of the stormwater management system. A few minor revisions will be necessary prior to moving forward to final plan/plat; however, the proposed design indicates the intent to meet the City's stormwater standards and requirements.

## 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 development amenities. Site and exterior lighting on private development is subject to [Section 4-1-C-4-I](#) of the UDC.

## LANDSCAPING

The development is a combination of a single-family subdivision and a multifamily development proposed to be managed as a rental community. The landscape requirements are different for these two types of development. The landscape plan reflects a design to comply with the requirements of these two different standards. The single-family lots are required to have trees installed along the street and for trees to be planted in the yard. The multifamily part of the development is required to have peripheral landscaping installed around the site and for landscaping to be installed around parking areas.

A Land Use Intensity (LUI) buffer is typically required between uses that differ in development intensity. This project includes two residential types that differ in density; if they were separate developments, an LUI buffer would be required and provided on the denser development. However, this is a contiguous, compact development designed to share features and amenities. Installing an LUI buffer between the two residential types would separate the housing types and create two distinct components, contrary to the project's intent. An LUI



buffer is therefore not required within this development. Where an LUI buffer is required, it must be installed by the more intense use which in this case is the commercial use to the south.

An LUI buffer is required along the property line between the Monticello Gospel Assembly Church property and the townhomes. The LUI buffer is 247' of the south property boundary. The landscape plan shows the LUI buffer is satisfied with the inclusion of a row of evergreen shrubs and shade trees. The distance between the townhome buildings and the property line is 40' exceeding the minimum LUI buffer setback of 10'. The remainder of the south property line complies with the perimeter landscape requirements. The final plan will include more details of the site landscaping. Those details will include plant types, locations of ornamental and seasonal plantings, and foundation plantings to be installed around the townhome buildings.



**Exhibit 6: Landscape plan.**

## ARCHITECTURE

The two different residential types, single-family and multifamily, also have different architectural standards. 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 multifamily buildings. Both single-family and townhome buildings will share a design aesthetic and use the same palette of exterior finish materials. The materials are board and batten siding, stacked stone, asphalt shingles with standing seam used on some parts of the roof.

All the buildings are two-stories and use gable roof elements. A shed roof detail is used over the porch space, which will also integrate the standing seam roof material. The paint scheme is a white and charcoal gray color combination. The single-family buildings show the colors will change on the same wall plane of the buildings. The location of color changes should occur at building corners or at distinct trim lines.

Staff will review these details further with the applicant for the single-family dwelling, as a final plan will not be required for these buildings. The design of the townhome buildings is a reasonable design for a preliminary plan. The buildings show a reasonable level of detail. The garage doors are cottage style garage doors with windows. Additional review of the townhome buildings will be made with a final plan submittal.



③ RIGHT ELEVATION  
Scale: 1/8" = 1'-0"



② LEFT ELEVATION  
Scale: 1/8" = 1'-0"



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

***Exhibit 7: Single-family elevations.***

The 4-, 5-, and 6-unit townhome buildings are all consistent in architectural design. It is desirable to apply variations to features of the buildings whenever practical, such as varying the garage doors among the groups of buildings and using slightly different color schemes of the exterior materials of the buildings. These types of variations are to be included with the final plan submittal for the townhome buildings.



② FRONT ELEVATION  
Scale: 1/8" = 1'-0"



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

***Exhibit 8: 4-unit townhome building elevations.***

## SIGNS

One monument sign is shown on the site plan. This sign is located at the public street intersection with Dunraven Street. This street is 91<sup>st</sup> Terrace. The sign will be on a lot that contains the townhome buildings and will be owned by the developer. Monument signs for residential development are allowed per the sign regulations of the UDC. Façade signs are generally not allowed. Any proposed sign for the development will require a separate sign permit prior to the installation of the sign.

## DEVIATIONS

The applicant requests various deviations for both the single-family and the multifamily parts of the development. The deviations for the single-family lots are requirements in [Section 4-1-B-6-F](#) of the UDC. These deviations allow reductions to the lot area, lot width, lot depth, and front yard setback for the single-family lots. The deviation request for the townhomes is a requirement in [Section 4-1-B-7-F](#) of the UDC. The deviation allows for a reduction of the street side setback for two of the townhome buildings which are along the new public street. A deviation request is also made for a setback reduction of the 100' setback along an interstate or highway. The requirement is in [Section 4-1-B-26-C-1](#) of the UDC. This deviation applies to one of the townhome buildings at the southeast corner of the site. The townhome building is 86 feet from the east property line along K-7 Highway. Table 4 lists the deviation requests for the development.

**TABLE 4: REQUESTED DEVIATIONS**

Deviation	UDC Requirement	Proposed	Difference
<b>Lot area (single-family lots)</b>	8,000 SF	4,925 SF	<b>3,075 SF</b>
<b>Lot width (single-family lots)</b>	70 feet / 80 feet (corner lot)	50 feet / 60 feet (corner lot)	<b>20 feet</b>
<b>Lot depth (single-family lots)</b>	115 feet	104 feet	<b>11 feet</b>
<b>Front yard setback (single-family lots)</b>	30 feet	20 feet	<b>10 feet</b>
<b>Street-side setback (townhome buildings)</b>	25 feet	20 feet	<b>5 feet</b>
<b>Freeway setback</b>	100 feet	5 feet (to edge of drive aisle)	<b>95 feet</b>

Staff supports the deviations requests as proposed. The deviations to allow reduced sized single-family lots result in lots which are the same size as the lots in the adjacent subdivision to the north. The smaller lots will continue the development pattern established by The Reserve. The development then transitions to higher density residential development to the existing commercial uses to the south.

The request for a reduced front yard setback for both the single-family and the townhomes will reduce the depth of the front yard but will provide space for a vehicle to park in the driveway of each building. The development is oriented so that the visual character of the buildings appearing closer to the street will be only visible by residents and visitors as they enter the development.





**Exhibit 9: Front yard setback deviation for Single-Family and Townhomes.**

The deviation request for a reduced setback along K-7 Highway for one of the townhome buildings is consistent with the setback of the buildings in The Reserve development to the north. The new public street will continue to the K-7 Highway limits, into what is now highway right-of-way used for Hedge Lane Terrace, and will terminate in a cul-de-sac. A private drive connects to the cul-de-sac and runs south, parallel with the highway, and provides access to the church property to the south. This new private drive will replace the existing Hedge Lane Terrace, removing access from K-7 Highway. The new private drive is entirely within the 100' setback and is up to five feet from the highway right-of-way (once the KDOT right-of-way is vacated). The closest building to K-7 Highway is a townhome building that is 86 feet from the highway. A deviation for encroachment into the 100' setback along an interstate or a highway applies to any type of improvement including buildings, parking, and drives. The proposed encroachment will result in a drive aisle at the same location as the current street access into the site. Removing the direct access to these properties from K-7 Highway will improve the operations of the highway.

The Reserve development, both the single-family lots and the townhome buildings to the north, were granted a setback reduction along K-7 Highway. The single-family subdivision has a 75' tract along the west side of K-7 Highway and the townhome buildings are constructed 75' from the K-7 Highway right-of-way. A private trail is constructed in this space along the highway.









**Exhibit 12: The Reserve, 5<sup>th</sup> Plat (showing 75' tract along K-7 Highway).**

The subject 13.73-acre property has several design limitations. The site has predetermined points of access, must provide access to the church to the southeast, has an overhead power line easement that crosses the southwesterly corner of the site, and has a waterline easement along the entire south property line. All of these create limitations to the potential development pattern for this site. The requested deviations are an acceptable compromise of the regulations to allow for an appropriate transition of residential development on the site.

The applicant commits to providing 7' side yard setbacks for all lots, which will eliminate the challenges of constructing homes closer than the minimum side yard setback allows.



## REVIEW PROCESS

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- 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 October 21, 2025.
- Prior to any subsequent applications being submitted by the applicant, the applicant must gain approval from the Kansas Department of Transportation (KDOT) to vacate that portion of the property containing the drive to the church.
- The applicant must submit a final plat application which includes the church property 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

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★ **Conduct a Public Hearing for the rezoning request.**

★ **Staff recommends approval of the rezoning and preliminary plan for Hedge Lane Residential.**

- While the overall density (6.26 DU/AC) exceeds the Suburban-Density Residential Comprehensive Plan classification (3.5 DU/AC), the development provides appropriate transitions between existing single-family lots to the north and west and a commercial area and state highway to the south and east.
- 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 to RP-1 and RP-2 for RZ25-07 **Hedge Lane Residential** located at 9140 Hedge Lane Terrace, located east of the intersection of 91<sup>st</sup> Street and Dunraven Street.

## PRELIMINARY PLAN

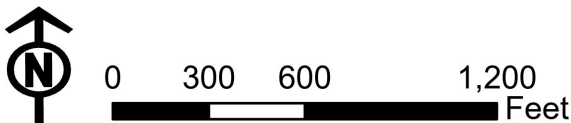
Staff recommends **APPROVAL** of the preliminary plan for PL25-12P **Hedge Lane Residential** located at 9140 Hedge Lane Terrace, east of the intersection of 91<sup>st</sup> Street and Dunraven Street for a single-family subdivision and multifamily development with deviations as noted in the Staff Report.



Document Path: L:\Planning\GIS\Council Map Template 2025.aprx

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

# Hedge Lane Residential







## Project Narrative

### Rezoning and Preliminary Development Plan & Plat Application

#### 9140 Hedge Lane Terrace

City of Lenexa, Kansas

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## 1. Project Overview

The proposed development at **9140 Hedge Lane Terrace** encompasses approximately **13.73 acres** of land, including **13.11 acres** under contract and an additional **0.62 acres** of KDOT right-of-way anticipated to be granted to the project as part of an infrastructure realignment effort coordinated with KDOT and the City of Lenexa.

The property is currently zoned **AG (Agricultural)**. This application seeks to rezone the property to two zoning districts:

- **RP-1** (Planned Single-Family Residential) – 5.23 acres (18 units, 3.49 units/acre)
- **RP-2** (Planned Cluster Detached Residential) – 8.5 acres (68 units, 7.93 units/acre)

The project proposes a total of **86 residential units** that will be a **professionally managed rental community** that remains under single ownership and operated by the developer. All homes will be built to a high standard and maintained over time by the developers in-house property management team.

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## 2. Comprehensive Plan Alignment

The City of Lenexa's Comprehensive Plan designates this site primarily as **Suburban-Density Residential**, defined as:

*"Suburban density residential neighborhoods resemble the character and form of traditional single-family neighborhoods... [and] should incorporate pocket and neighborhood-scale parks, public gathering spaces, community gardens, and other amenities."*

However, the site is also identified in the Comprehensive Plan as a **"Context Sensitive Infill Development" site**—a critical classification given the site's challenging location and adjacency to varied land uses and infrastructure constraints. To this end, the proposed rezoning supports two compatible land use designations:

- **Suburban-Density Residential** through RP-1 zoning along the northern edge, adjacent to existing single-family neighborhoods.
- **Medium-Density Residential** through RP-2 zoning on the remainder of the site, which:

*"Consists of a mix of housing types that are compatible with the scale and character of single-family detached homes... [and] should serve as a transition between lower and higher density uses or commercial areas."*

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## 3. Justification for Rezoning

The request for rezoning is supported by multiple policies and objectives from Lenexa's Comprehensive Plan:

### A. Growth Strategy & Infill Development

- The Comprehensive Plan emphasizes the need to **promote infill development** where existing infrastructure exists, as a means of:



*“...maximizing developable areas while maintaining the existing character of the areas served.”*

- The site is within a largely built-out area, making it a textbook example of **context-sensitive infill**, which the Plan describes as:

*“...essential for new residential development to be sensitive to its surrounding context... lowering development costs by leveraging existing infrastructure... and ensuring new development mitigates additional traffic congestion.”*

## **B. Context-Sensitive Design Approach**

Per the Plan’s case study on this specific site, the project has been carefully designed to:

- Create transitions between low- and medium-density uses through:
  - Detached two-story single-family homes along the northern edge (RP-1), compatible in scale and mass with adjacent RP-1 zoning.
  - Attached townhome-style units on the interior (RP-2), designed with similar architectural styles and rooflines to complement surrounding housing.
- Take advantage of existing natural and man-made buffers, including:
  - **K-7 Highway** to the east
  - **Suburban Lawn & Garden commercial use** and **utility corridor** to the south
- Align building form, setbacks, and streetscape design with the existing context to avoid abrupt land use transitions.

## **C. Infrastructure and Circulation Enhancements**

- A **new public street** is proposed to connect **Dunraven Street (west)** to **Mistletoe Street (north)**, consistent with the Plan’s emphasis on improved street connectivity:

*“Connect new roads, sidewalks, and bicycle lanes with existing facilities...”*

The new street will end in a cul-de-sac with a **private drive extension to Monticello Gospel Assembly**, maintaining their access following the planned removal of the **unconventional and unsafe K-7 exit onto Hedge Lane Terrace**.

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## **4. Coordination with KDOT and Adjacent Stakeholders**

The proposed development facilitates long-standing goals of both **KDOT** and the **City of Lenexa** to eliminate direct access from K-7 to Hedge Lane Terrace—a configuration recognized as substandard for modern highway access management.

- In collaboration with **KDOT**, the project team has proposed to reroute access to the Monticello Gospel Assembly and the project site through internal roadways.
- Upon removal of the K-7 access, **KDOT has expressed willingness to transfer the right-of-way (0.6149 acres)** to the developer, allowing it to be incorporated into the development.
- **Monticello Gospel Assembly** has been engaged and is in agreement with the proposed access solution. Discussions are underway to formalize an **Access and Maintenance Agreement**. The developer has also discussed ways to help them access water and sewer as part of their future capital projects.

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## 5. Community and Compatibility Benefits

- **Compatibility:** The project provides a thoughtfully graduated density transition from single-family RP-1 to the north, to attached RP-2 residential and commercial uses to the south.
- **Connectivity:** A new street link and sidewalk network fosters greater neighborhood integration and supports walking and biking in line with Lenexa's multimodal goals.
- **Land Use Efficiency:** This is an underutilized infill site surrounded by infrastructure, with unique buffering elements (K-7, commercial, and utility lines) that make it ideally suited for medium-density development.
- **Policy Alignment:** Every aspect of the project—from land use to design to infrastructure—supports the principles outlined in the City's **Growth Strategy, Future Land Use Map, and Context Sensitive Infill Development Guidelines**.

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## Conclusion

The proposed rezoning and Preliminary Development Plan for 9140 Hedge Lane Terrace offers a **context-sensitive, infrastructure-ready** infill solution that:

- Meets Lenexa's vision for future growth;
- Respects the scale of nearby residential neighborhoods;
- Resolves a long-standing circulation and safety issue at the K-7 access point;
- And adds meaningful housing choice and quality design to the community.

We respectfully request staff's support and look forward to working together through the next steps in the approval process.

## Requested Deviations

As part of the Preliminary Development Plan and rezoning application, we respectfully request the following deviations to allow for a context-sensitive, functional, and attractive community design. All deviations have been carefully considered to maintain the intent of the code while enabling a development that fits the unique constraints and opportunities of this infill site.

### RP-1 Deviations Requested:

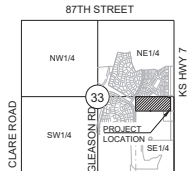
Item	Code Requirement	Proposed	Justification
Minimum Lot Size	8,000 SF	4,925 SF	Consistent with lots to the north of our site. Allowable Reduction: 50%, Requested Reduction: 38.4%. The deviations facilitate natural storm water treatment via open detention basins & enhance architectural diversity, scale, form and proportion.
Lot Width	70 / 80 FT	50 FT/60 SF	Consistent with lots to the north of our site. Allowable Reduction: 50%, Requested Reduction: 10.5%. The deviations facilitate natural storm water treatment via open detention basins & enhance architectural diversity, scale, form and proportion.
Lot Depth	115 FT	104 FT	Needed depth reduction to fit the public street ROW and an additional private drive to the south. The result is the mitigation of substandard access along K-7 highway. Rear setback requirements are met to provide best transitions between existing land uses / zoning districts, transitioning from RP-1 on the north to CP-2 on the south. Granting this deviation will not adversely affect the rights of the adjacent owners, allowable densities could not otherwise be met, constituting an unnecessary hardship upon the land owner, the deviation does not adversely affect the public health, safety or general welfare, and the deviation does not conflict with the intent of the code.
Minimum Street Setback	30 FT	20 SF	Needed setback reduction from fronts of buildings to streets in order to fit the public street ROW and an additional private drive to the south. No side setbacks from streets are proposed. The result is the mitigation of substandard access along K-7 highway. Rear setback requirements are met to provide best transitions between existing land uses / zoning districts, transitioning from RP-1 on the north to CP-2 on the south.



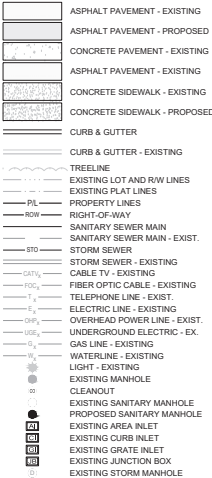
## RP-2 Deviations Requested:

Item	Code Requirement	Proposed	Justification
Minimum Street Setback	25 FT	20 FT	Needed setback reduction from fronts of buildings to streets in order to fit the public street ROW and an additional private drive to the south. No side setbacks from streets are proposed. The result is the mitigation of substandard access along K-7 highway. Rear setback requirements are met to provide best transitions between existing land uses / zoning districts, transitioning from RP-1 on the north to CP-2 on the south.
Minimum Setback From K-7	100 FT	80 FT	Consistent with lots to the north of our site as well as other developments along the K-7 corridor. Reducing this setback allows for the allowable density to be achieved while accommodating for substantial existing overhead power easements, which create a unique condition to this property. Granting this deviation will not adversely affect the rights of the adjacent owners, allowable densities could not otherwise be met, constituting an unnecessary hardship upon the land owner, the deviation does not adversely affect the public health, safety or general welfare, and the deviation does not conflict with the intent of the code.

AC	ACCESS EASEMENT
CB	BACK OF CURB
BC	BACK TO BACK
BM	BENCHMARK
BL or B.L.	BUILDING LINE
CD	CLEANDIT
CB	CONCRETE TELEPHONE JUNCTION BOX
CG	CURB AND GUTTER
DE	DRAINAGE EASEMENT
EL	ELECTRIC EASEMENT
E	ELEVATION
FL	FLOW LINE
GE	GAZE EASEMENT
HDPE	HIGH-DENSITY POLYETHYLENE
LD	LANDSCAPE EASEMENT
MSFE	MOVABLE SERVICEABLE FLOOR ELEVATION
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
PUBE	PUBLIC EASEMENT
RCP	REINFORCED CONCRETE PIPE
ROW or ROW	RIGHT-OF-WAY
SE	SANITARY SEWER EASEMENT
SL	SERVICE LINE
SW	SIDWALK
T	TOP ELEVATION
UL	UTILITY EASEMENT
W	WATER EASEMENT
WE	WATERLINE EASEMENT



**LOCATION MAP**  
SCALE 1" = 2000'



## R

1. FLOOD NOTE: there is NO FEMA identified floodplain located on the proposed property and Flood Insurance Rate Map Panel No. 200910C047G dated August 03, 2009.
2. Property and easement data is from a survey prepared by Schlagel & Associates, P.C.
3. Topography and adjacent plat and improvements from JOCO AMS.
4. Existing utilities have been shown to the greatest extent possible based upon field locations by utility companies and information provided to the engineer.
5. Adjacent parcel information is based upon JOCO AMS and information provided by consultants for the adjacent projects.
6. All lighting shall comply with the city codes and ordinances.
7. All existing and new wiring and cable shall comply with the city codes and ordinances.
8. All above ground electrical and/or telephone cabinets shall be placed as required by the utility company.
9. All wall and monument signs require a sign permit through the planning division.
10. All improvements must meet the City of Joplin's design criteria, standards codes.
11. Retaining wall built colored Big Block Concrete wall or built colored Coredstone modular block retaining wall or approved equal.
12. Approval of this plan does not result in generating a building permit. A separate building permit approval process must be followed.
13. 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.
14. 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.
15. Approval of this plan does not constitute a complete review of the project with the Fire Code. Complete fire sprinkler and fire alarm plans are required to obtain a building permit.
16. All sewer permits from Johnson County Wastewater treatment plant require planning to obtain a building permit.
17. All telephones shall be a minimum of 5' high.
18. The project will follow the applicable permit requirements when permit plans are completed.
19. New requirements for the project shall be established in accordance with Appendix B of the 2018 International Fire Code.

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 to provide independent verification of the construction.

All construction shall conform to the City Technical Specifications and Design Criteria, State Road and Bridge Specifications, American Public Works Association (APWA) (Kansas City Chapter) Specifications and/or the Project Specifications. All applicable City, State and Federal laws, rules and regulations, and all other documents, standards, specifications and the Project Specification and Contract Documents.

Contractor is responsible for verifying quantities prior to bidding, as well as becoming familiar with and satisfying himself as to the location and extent of all existing and proposed utilities and structures.

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 thereof by the engineer is acceptable to the contractor.

Contractor is responsible for the possible safety of the project and the safety of the public and shall adhere to all federal, state and local safety regulations.

Contractor is responsible for coordinating construction activities with other contractors concurrently working on the project. Contractor shall coordinate all subcontractor activities, and shall be the sole contact for the owner.

Contractor shall secure all required permits, licenses, bonds and bonding prior to construction. Insurance certificates shall name Owner and Engineer as additional insured.

All water for use on site must be purchased from the local water utility having jurisdiction, and shall be purchased per their regular rates.

After final control required in conjunction with the proposed construction shall be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and shall be a subsidiary obligation of the contract.

Contractor shall be responsible for coordinating with the utility companies for all work. This includes scheduling of tests, coordinating and providing access to sample locations, and satisfying all test result reporting requirements.

1 It is recommended that a Geotechnical Engineer observe and document all earthwork activities.

2 Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork to the elevations shown on this plan. Elevation of the finished grade (or sub-grade) shall be indicated on the plan by spot elevations on the plans as proposed grade, contours or others means as indicated on the plans.

3 The topographic and geologic data shown on this plan and the contours have been established by aerial photography and field verified by GPS observation near 3.11.2025. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation shall be in error by more than 0.1 foot. The contractor shall be responsible for verifying the accuracy of the topographic Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and shall be subject to adjustment of any quantities as necessary as indicated by the topography accuracy.

4 Proposed contours are not to approximate finished grade.

5 Unless otherwise noted, payment for earthwork activities is assumed backing of the curb and gutter, sidewalk and/or driveway, utility trenches, the trench and ditch, and the ditch and ditch.

6 Throughout.

7 Unless otherwise noted, all earthwork is considered Unclassified. No preparation or protection shall be provided for rock or other excavation, unless specifically stated otherwise.

8 Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Management Plan and the Erosion and Sediment Control Plan. The contractor shall be responsible for this.

9 All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the Geotechnical Engineer. The stockpiled topsoil shall be protected from erosion and shall be stored in a manner that shall not be less than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner. If so approved representative.

10 The contractor shall be responsible for the Geotechnical Report, all fill shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (ASTM D 1557/T99ASTM 688).

11 Subgrade for pavements shall be pre-qualified prior to paving operations using a fully loaded tandem axle dump truck. The contractor shall be responsible for the Geotechnical Report, all fill shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (ASTM D 1557/T99ASTM 688).

12 Fill materials that may be Geotechnical Report and shall not include organic material, debris or topsoil. All fill placed on the site shall be compacted to 95-percent of maximum density as defined using a standard proctor test (ASTM D 1557/T99ASTM 688).

13 The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum of 1/4 inch.

14 All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:

15 A. 2.5% Minimum, 5% Maximum

16 B. Paved Areas 2.0% Minimum, 5% Maximum

17 A.D. A parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.

18 All areas shall be stabilized and seeded. The contractor shall be responsible for the Geotechnical Report, all fill shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (ASTM D 1557/T99ASTM 688).

19 Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment Control devices shall be properly maintained and kept clean of silt and sediment working.

20 The contractor shall be responsible for the Geotechnical Report, all fill shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (ASTM D 1557/T99ASTM 688).

1. Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for conducting the respective utility companies and field locating utilities prior to construction and for maintaining the same throughout the project.

2. 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.

3. The contractor shall notify the Engineer of any proposed changes or any other discrepancies.

4. Provide shop drawings for all precast and manufactured utility structures to review by the Engineer prior to construction of the structures.

5. All sanitary sewer, waterlines shall have a minimum of 10' horizontal and 2' vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separation cannot be obtained, concrete encasement of the sanitary line shall be required 10' in each direction of the conflict.

6. All sanitary sewer, waterlines, basements, basements, pipe and manholes shall be installed in accordance with all other items necessary for the construction of the utility line shall be included in the contract price for the utility installation.

7. The contractor shall be responsible for conducting respective utility companies 48-hours in advance for the inspection of the work.

8. All trench spoils shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and erosion trend spalls. Unusable materials, excess rock and shale, asphalt, concrete, trees, brush etc. shall be properly disposed of. Material may be salvaged and used for other purposes.

9. 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 estimated quantity related to the best engineering judgment. The contractor shall be responsible for determining the rock 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 10 inches. Contractor is required to dispose of excess rock from their trenching in 10'.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	PRELIMINARY SITE PLAN
C2.0	PRELIMINARY GRADING PLAN
C3.0	PRELIMINARY UTILITY PLAN
F1.0	PRELIMINARY FIRE PLAN
PP1.0	RP-1 PRELIMINARY PLAT
PP1.1	RP-2 PRELIMINARY PLAT
Z1.0	PRELIMINARY ZONING PLAN
	PRELIMINARY LANDSCAPE PLAN
	OPEN SPACE PLAN

A1.00	SF FOR RENT UNIT PLAN
A1.01	TOWNHOME UNIT PLAN TYPES
A2.00	4-UNIT TOWNHOME PLAN
A2.01	5-UNIT TOWNHOME PLAN
A2.02	6-UNIT TOWNHOME PLAN
A3.00	SF HOME ELEVATIONS
A3.01	4-UNIT ELEVATIONS
A3.02	5-UNIT ELEVATIONS
A3.03	6-UNIT ELEVATIONS

SP1.00	ARCHITECTURAL SITE PLAN
SP1.00	SITE PLAN RENDER
SP1.01	PEDESTRIAN NETWORK PLAN
L.100	TREE PLANTING PLAN
L.101	OPEN SPACE PLAN

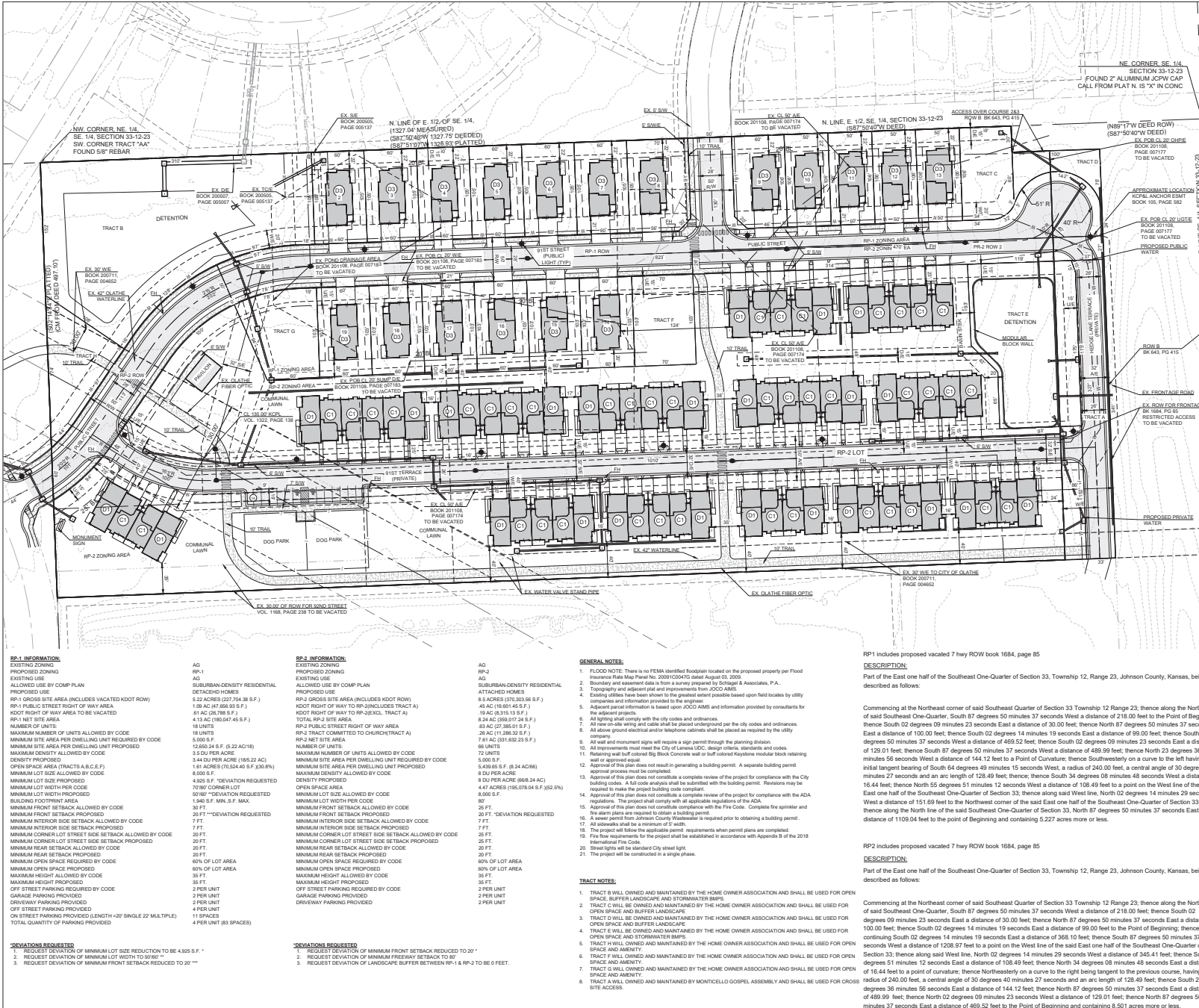
29TH STREET CAPITAL  
NIKOLA KRCMAREVIC  
20 N WACKER SUITE 2050  
CHICAGO, IL 60606  
p (630)209-9794  
NKRCMAREVIC@29SC.COM

HIGHWAY 7, LLC  
9140 HEDGE LANE TER.  
LENEXA, KS 66227

SEC. OF TRANSPORTATION  
700 SW HARRISON ST. FL 14  
TOPEKA, KS 66603

NSPJ ARCHITECTS  
9415 NALL AVE. #300  
PRAIRIE VILLAGE, KS 66207

 <b>SCHLAGEL</b> ENGINEERS PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS 14302 West 17th Street • Suite, Kansas 66215 (913) 492-6168 • Fax: (913) 492-6400 WWW.SCHLAGEL-ASSOCIATES.COM	PREPARED BY: SCHLAGEL & ASSOCIATES, P.A.	
	HEDGE LANE RESIDENTIAL PRELIMINARY DEVELOPMENT PLAN DUNRAVEN ST. & HWY K-7 LENEXA, KANSAS	
SHEET <b>C0.0</b>	COVER	



87TH STREET

NW14 NE14

SW14 SE14

CLARE ROAD

SECTION 33-12-23

LOCATION MAP

SCALE 1" = 200'

DEVELOPER:

29TH STREET CAPITAL

1940 WICKHAM BLVD

CHICAGO, IL 60606

NSP ARCHITECTS

9415 NALL AVE. #300

PRairie VILLAGE, KS 66207

OWNERS:

HIGHWAY 7, LLC

1940 WICKHAM BLVD

CHICAGO, IL 60606

NSP ARCHITECTS

9415 NALL AVE. #300

PRairie VILLAGE, KS 66207

ARCHITECT:

NSP ARCHITECTS

9415 NALL AVE. #300

PRairie VILLAGE, KS 66207

LEGEND:

A/E - ACCESS EASEMENT

B/L or B/L - BUILDING LINE

D/E - DRAINAGE EASEMENT

P/L - PROPERTY LINE

R/W or R/W - RIGHT-OF-WAY

S/W - SANITARY SEWER EASEMENT

S/W - SIDEWALK

U/E - UTILITY EASEMENT

W/E - WATERLINE EASEMENT

ASPHALT PAVEMENT - EXISTING

ASPHALT PAVEMENT - PROPOSED

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER

CURB & GUTTER - EXISTING

EXISTING LOT AND ROW LINES

EXISTING PLAT LINES

P/L - PROPERTY LINES

R/W - RIGHT-OF-WAY

S/W - SANITARY SEWER MAIN

S/W - SANITARY SEWER MAIN - EXIST.

S/W - STORM SEWER

S/W - STORM SEWER - EXISTING

CABLE TV - EXISTING

OPTIC - OPTIC CABLE - EXISTING

TEL - TELEPHONE LINE - EXIST.

E - ELECTRIC LINE - EXISTING

OVERHEAD POWER LINE - EXIST.

UNDERGROUND ELECTRIC - EX.

GAS LINE - EXISTING

WATERLINE - EXISTING

EXISTING MANHOLE

CLEANOUT

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

EXISTING CURB INLET

EXISTING STORM MANHOLE

RP-1 INFORMATION:

EXISTING ZONING	AG
PROPOSED ZONING	RP-1
ALLOWED USE BY COMP PLAN	AG
PROPOSED USE	AG
RP-1 GROSS SITE AREA (INCLUDES VACATED KDOT ROW)	5.22 ACRES (227,734.38 S.F.)
RP-1 PUBLIC STREET RIGHT OF WAY AREA	1.00 AC (47,900.00 S.F.)
KDOT RIGHT OF WAY AREA TO BE VACATED	41.00 AC (1,780,000.00 S.F.)
RP-1 NET SITE AREA	4.22 AC (182,834.38 S.F.)
NUMBER OF UNITS	18 UNITS
MINIMUM LOT SIZE PROPOSED	5,000 S.F.
MINIMUM LOT WIDTH PER CODE	12.00 S.F.
MINIMUM LOT WIDTH PROPOSED	12.00 S.F.
BUILDING FOOTPRINT AREA	3.44 DU PER ACRE (185,232 S.F.)
MINIMUM FRONT SETBACK ALLOWED BY CODE	1.61 ACRES (70,544.00 S.F.)
MINIMUM INTERIOR SIDE SETBACK PROPOSED	7.0 FT.
MINIMUM INTERIOR SIDE SETBACK ALLOWED BY CODE	20.0 FT.
MINIMUM CORNER LOT STREET SIDE SETBACK PROPOSED	20.0 FT.
MINIMUM CORNER LOT STREET SIDE SETBACK ALLOWED BY CODE	20.0 FT.
MINIMUM REAR SETBACK PROPOSED	20.0 FT.
MINIMUM REAR SETBACK ALLOWED BY CODE	20.0 FT.
MINIMUM OPEN SPACE REQUIRED BY CODE	60% OF LOT AREA
MINIMUM OPEN SPACE PROPOSED	35.0 FT.
MAXIMUM HEIGHT PROPOSED	35.0 FT.
OFF STREET PARKING REQUIRED BY CODE	2 PER UNIT
OFF STREET PARKING PROVIDED	2 PER UNIT
DRIVEWAY PARKING PROVIDED	2 PER UNIT
OFF STREET PARKING PROVIDED	4 PER UNIT
ON STREET PARKING PROVIDED (LENGTH 22' SINGLE 22' MULTIPLE)	11 SPACES
TOTAL QUANTITY OF PARKING PROVIDED	4 PER UNIT (AS SPACES)

RP-2 INFORMATION:

EXISTING ZONING	AG
PROPOSED ZONING	RP-2
ALLOWED USE BY COMP PLAN	AG
PROPOSED USE	AG
RP-2 GROSS SITE AREA (INCLUDES KDOT ROW)	5.22 ACRES (227,734.38 S.F.)
KDOT RIGHT OF WAY TO RP-2 ZONING TRACT A	1.00 AC (47,900.00 S.F.)
KDOT RIGHT OF WAY TO RP-2 ZONING TRACT B	41.00 AC (1,780,000.00 S.F.)
RP-2 NET SITE AREA	4.22 AC (182,834.38 S.F.)
NUMBER OF UNITS	18 UNITS
MINIMUM LOT SIZE PROPOSED	5,000 S.F.
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MINIMUM REAR SETBACK PROPOSED	20.0 FT.
MINIMUM REAR SETBACK ALLOWED BY CODE	20.0 FT.
MINIMUM OPEN SPACE REQUIRED BY CODE	60% OF LOT AREA
MINIMUM OPEN SPACE PROPOSED	35.0 FT.
MAXIMUM HEIGHT PROPOSED	35.0 FT.
OFF STREET PARKING REQUIRED BY CODE	2 PER UNIT
OFF STREET PARKING PROVIDED	2 PER UNIT
DRIVEWAY PARKING PROVIDED	2 PER UNIT
OFF STREET PARKING PROVIDED	4 PER UNIT
ON STREET PARKING PROVIDED (LENGTH 22' SINGLE 22' MULTIPLE)	11 SPACES
TOTAL QUANTITY OF PARKING PROVIDED	4 PER UNIT (AS SPACES)

DEVIATIONS REQUESTED

1. REQUEST DEVIATION OF MINIMUM LOT WIDTH REDUCED TO 12.00 S.F.
2. REQUEST DEVIATION OF MINIMUM FRONT SETBACK REDUCED TO 10.0 FT.
3. REQUEST DEVIATION OF MINIMUM FRONT SETBACK REDUCED TO 10.0 FT.

DEVIATIONS REQUESTED

1. REQUEST DEVIATION OF MINIMUM FRONT SETBACK REDUCED TO 10.0 FT.
2. REQUEST DEVIATION OF MINIMUM FRONT SETBACK REDUCED TO 10.0 FT.
3. REQUEST DEVIATION OF LANDSCAPE BUFFER BETWEEN RP-1 & RP-2 TO BE 0.0 FT.

GENERAL NOTES:

- FLOOD NOTE: There is no FEMA identified floodplain located on the proposed property per Flood Insurance Rate Map Panel No. 20051004070 dated August 10, 2005.
- Boundary and easement data is from a survey prepared by Schlager & Associates, P.A.
- Topography and adjacent plat and improvements from JCCO A.M.S.
- Existing utilities have been shown to the greatest extent possible based upon field notes by utility companies and information provided to the engineer.
- Adjusted parcel information is based upon JCCO A.M.S. and information provided by consultants for the adjacent projects.
- All lotting shall comply with the city codes and ordinances.
- All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
- All above ground electrical and/or telephone cables shall be placed as required by the utility company.
- All wall and monument signs will require a sign permit through the planning division.
- All improvements must meet the City of Lenexa LDC, design standards, standards and codes.
- Retaining wall built against Big Bluff Concrete wall or half colored concrete modular block retaining wall or approved equal.
- Approval of this plan does not result in generating a building permit. A separate building permit approval process must be completed.
- 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.
- 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.
- Approval of this plan does not constitute compliance with the Fire Code. Complete fire sprinkler and the alarm plans are required to obtain a building permit.
- A sewer permit from Johnson County Wastewater is required prior to obtaining a building permit.
- All setbacks shall be a minimum of 5' width.
- The project will follow the applicable permit requirements when permit plans are completed.
- Fire flow requirements for the project shall be established in accordance with Appendix B of the 2018 International Fire Code.
- Street lights will be standard City street light.
- The project will be constructed in a single phase.

TRACT NOTES:

- TRACT B WILL OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE, BUTLER LANE AND WATER MAINS.
- TRACT C WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND BUTLER LANE.
- TRACT D WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND BUTLER LANE.
- TRACT E WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND BUTLER LANE.
- TRACT F WILL OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND AMENITY.
- TRACT G WILL OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND AMENITY.
- TRACT H WILL OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND AMENITY.
- TRACT I WILL OWNED AND MAINTAINED BY MONTECALLO GOSPEL ASSEMBLY AND SHALL BE USED FOR CROSS SITE ACCESS.

RP-1 includes proposed vacated 7' ROW book 1884, page 85

DESCRIPTION:

Part of the East one half of the Southeast One-Quarter of Section 33, Township 12, Range 23, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of said Southeast Quarter of Section 33 Township 12 Range 23; thence along the North line of said Southeast One-Quarter, South 87 degrees 00 minutes 37 seconds West a distance of 218.00 feet to the Point of Beginning; thence South 02 degrees 09 minutes 23 seconds East a distance of 30.00 feet; thence North 87 degrees 50 minutes 37 seconds East a distance of 100.00 feet; thence South 02 degrees 14 minutes 19 seconds East a distance of 99.00 feet; thence South 87 degrees 50 minutes 37 seconds West a distance of 469.52 feet; thence South 02 degrees 09 minutes 23 seconds East a distance of 129.01 feet; thence South 87 degrees 50 minutes 37 seconds West a distance of 489.99 feet; thence North 23 degrees 36 minutes 56 seconds West a distance of 144.12 feet to a Point of Curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 64 degrees 49 minutes 15 seconds West, a radius of 240.00 feet, a central angle of 30 degrees 40 minutes 27 seconds and an arc length of 128.49 feet; thence South 34 degrees 08 minutes 48 seconds West a distance of 16.44 feet; thence North 55 degrees 51 minutes 12 seconds West a distance of 108.49 feet to a point on the West line of the said East one half of the Southeast One-Quarter of Section 33; thence along said West line, North 02 degrees 14 minutes 19 seconds West a distance of 151.69 feet to the Northeast corner of the said East one half of the Southeast One-Quarter of Section 33, thence along the North line of the said Southeast One-Quarter of Section 33, North 87 degrees 50 minutes 37 seconds East a distance of 1109.04 feet to the point of Beginning and containing 5,227 acres more or less.

RP-2 includes proposed vacated 7' ROW book 1884, page 85

DESCRIPTION:

Part of the East one half of the Southeast One-Quarter of Section 33, Township 12, Range 23, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of said Southeast Quarter of Section 33 Township 12 Range 23; thence along the North line of said Southeast One-Quarter, South 87 degrees 50 minutes 37 seconds West a distance of 218.00 feet; thence South 02 degrees 09 minutes 23 seconds East a distance of 30.00 feet; thence North 87 degrees 50 minutes 37 seconds East a distance of 100.00 feet; thence South 02 degrees 14 minutes 19 seconds East a distance of 368.10 feet; thence South 87 degrees 50 minutes 37 seconds West a distance of 1208.37 feet to a point on the West line of the said East one half of the Southeast One-Quarter of Section 33; thence along said West line, North 02 degrees 14 minutes 19 seconds West a distance of 345.17 feet; thence South 55 degrees 51 minutes 12 seconds East a distance of 108.49 feet; thence North 34 degrees 08 minutes 48 seconds East a distance of 16.44 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 240.00 feet, a central angle of 30 degrees 40 minutes 27 seconds and an arc length of 128.49 feet; thence South 23 degrees 36 minutes 56 seconds East a distance of 144.12 feet; thence North 87 degrees 50 minutes 37 seconds East a distance of 489.99 feet; thence North 02 degrees 14 minutes 19 seconds West a distance of 129.01 feet; thence North 87 degrees 50 minutes 37 seconds East a distance of 469.52 feet to the Point of Beginning and containing 8,501 acres more or less.

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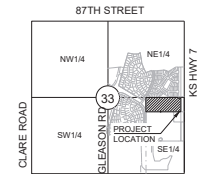
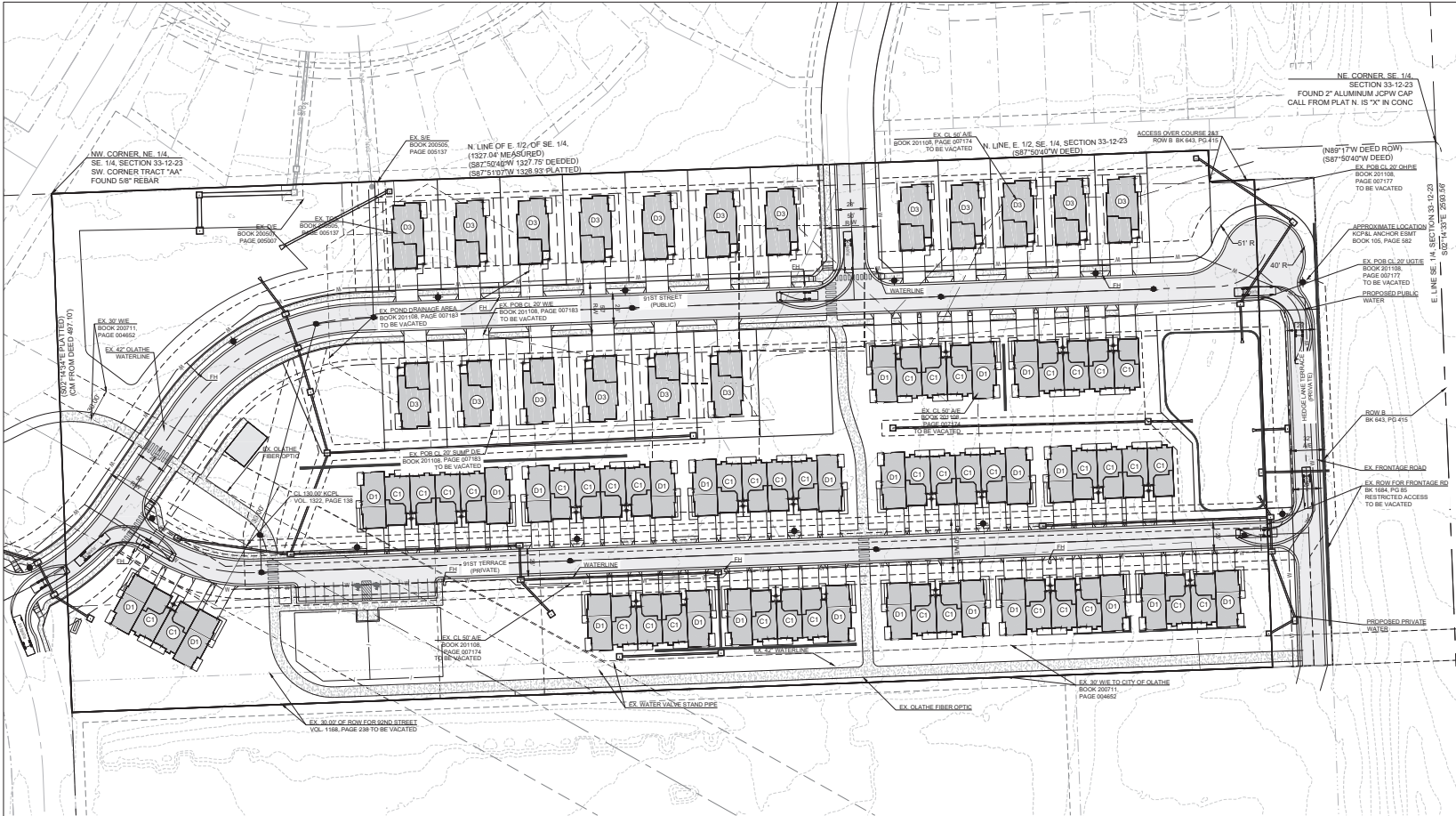
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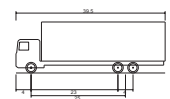






SECTION 33-12-23  
LOCATION MAP  
SCALE 1" = 2000'

- LEGEND:**
- AE - ACCESS EASEMENT
  - BL or B.L. - BUILDING LINE
  - DE - DRAINAGE EASEMENT
  - PIL - PROPERTY LINE
  - ROW or RW - RIGHT-OF-WAY
  - SIE - SANITARY SEWER EASEMENT
  - SW - SIDEWALK
  - UE - UTILITY EASEMENT
  - WIE - WATERLINE EASEMENT
- ASPHALT PAVEMENT - EXISTING
  - ASPHALT PAVEMENT - PROPOSED
  - CONCRETE SIDEWALK - EXISTING
  - CONCRETE SIDEWALK - PROPOSED
  - CURB & GUTTER
  - CURB & GUTTER - EXISTING
  - EXISTING LOT AND RW LINES
  - EXISTING PLAT LINES
  - PIL - PROPERTY LINE
  - ROW - RIGHT-OF-WAY
  - SAW - SANITARY SEWER MAIN
  - SAW - SANITARY SEWER MAIN - EXIST.
  - STW - STORM SEWER
  - STW - STORM SEWER - EXISTING
  - CATV - CABLE TV - EXISTING
  - FOC - FIBER OPTIC CABLE - EXISTING
  - TEL - TELEPHONE LINE - EXIST.
  - E<sub>1</sub> - ELECTRIC LINE - EXISTING
  - OPW - OVERHEAD POWER LINE - EXIST.
  - UGL - UNDERGROUND ELECTRIC - EX.
  - G<sub>1</sub> - GAS LINE - EXISTING
  - W<sub>1</sub> - WATERLINE - EXISTING
  - LG - LIGHT - EXISTING
  - EX - EXISTING MANHOLE
  - CN - CLEANOUT
  - EX - EXISTING SANITARY MANHOLE
  - PROPOSED SANITARY MANHOLE
  - EX - EXISTING CURB INLET
  - EX - EXISTING STORM MANHOLE



SU-40 - Single Unit Truck  
Overall Length 39' 500R  
Overall Width 8' 000R  
Overall Body Height 13' 367R  
Min Body Ground Clearance 1' 367R  
Track Width 6' 000R  
Lock-to-lock time 5' 00R  
Max Steering Angle (Virtual) 31' 307

- GENERAL FIRE CODE NOTES:**
- All buildings shall be designed and constructed according to the adopted fire code and amendments at the time of the building permit.
  - The project will have a water based fire suppression system(s) in accordance with the City of Lenexa adopted International Fire Code, local amendments and in compliance with NFPA-13, Standard for the Installation of Sprinkler Systems.
  - Hydrant locations are provided on the plan to allow installation to meet the code. Additional fire hydrants may be required based on the flow and/or associated spacing requirements per Appendix C of the 2018 International Fire Code. Fire Hydrant Placement and Fire Flow will be located within 100 feet of all fire department operations (FDO). Hydrants shall be located no more than 300 feet from any grade level portion of the building exterior. Additional fire hydrants may be required based on the flow and/or associated spacing requirements. This will need to be confirmed by a FFE prior to building permit.
  - Fire apparatus aerial access roads are provided as required Section 503 and Appendix D of the IFC. Fire access roads are a minimum of 26 feet wide from curb front to curb front.
  - Two access points are provided and meet the separation requirements in the code as noted in Appendix D.
  - The hose reach requirement is 150 feet from the location a truck would park to all parts of the building has been provided.
  - Fire lane signage and painting shall be coordinated with the fire department during the permit review.

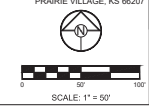
**DEVELOPER:**  
29TH STREET CAPITAL  
NIKOLA KRCMAROVIC  
20 N WACKER SUITE 2050  
CHICAGO, IL 60606  
p (312) 209-9794  
NKRKRCMAROVIC@29SC.COM

**OWNERS:**  
HICHAWAY, LLC  
9140 HEDGE LANE TER.  
LENEXA, KS 66227

GARY R. ROGERS  
9140 HEDGE LANE TER.  
LENEXA, KS 66227

SEC. OF TRANSPORTATION  
700 SW HARRISON ST. FL. 14  
TOPEKA, KS 66603

**ARCHITECT:**  
NSPJ ARCHITECTS  
9415 NALL AVE. #200  
PRAIRIE VILLAGE, KS 66207



**SCHLAGEL**  
PRINCIPAL PLANNERS SURFVIEWS LANDSCAPE ARCHITECTS  
1425 S. 42ND ST. #100  
LENEXA, KS 66227  
(913) 492-6154 • Fax: (913) 492-8403  
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:  
SCHLAGEL & ASSOCIATES P.A.

**HEDGE LANE RESIDENTIAL  
PRELIMINARY DEVELOPMENT PLAN**

**DUNRAVEN ST. & HWY K-7 LENEXA, KANSAS**

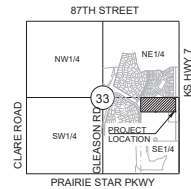
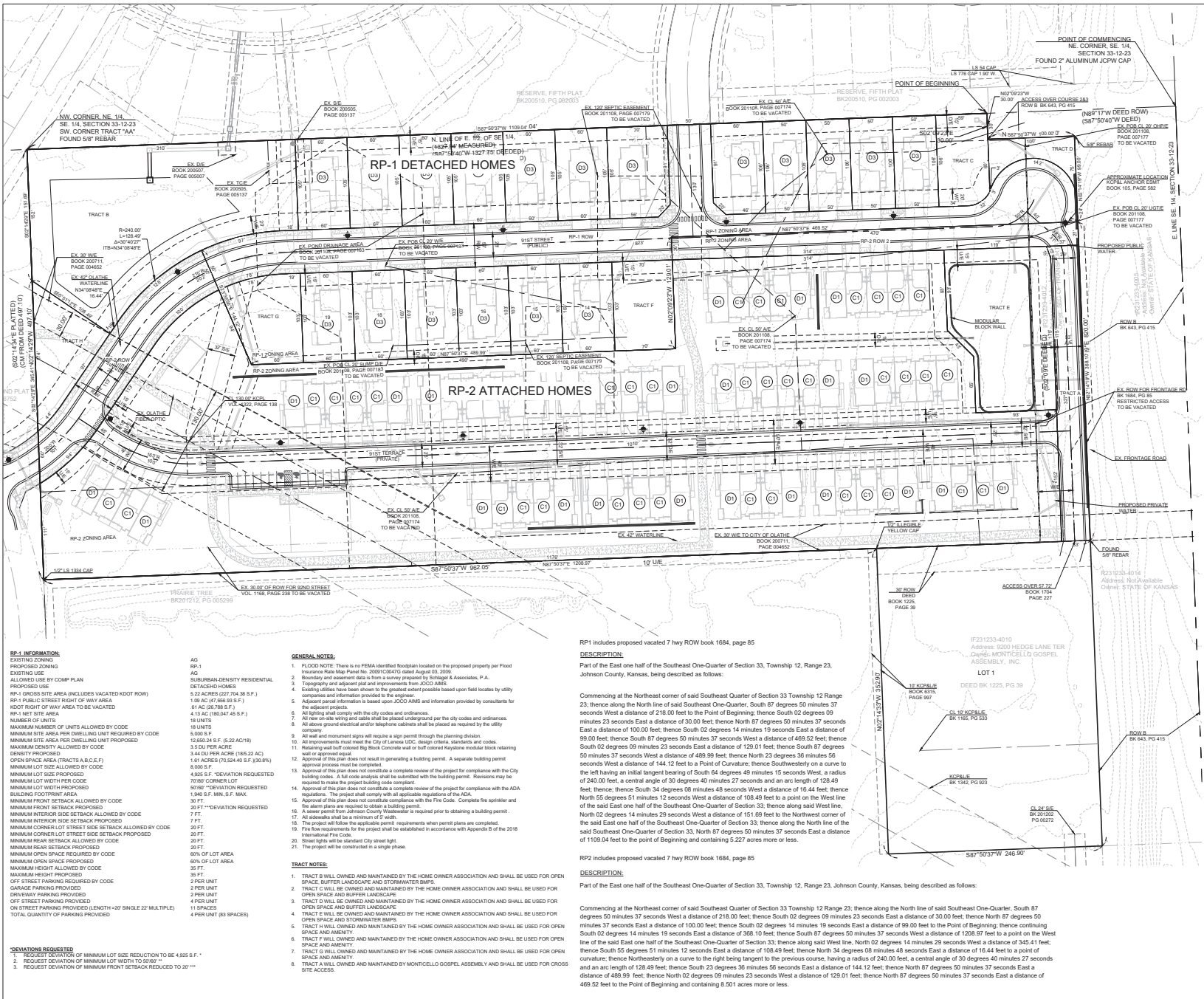
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SEC. OF TRANSPORTATION  
700 SW HARRISON ST. FL. 14  
TOPEKA, KS 66603

**ARCHITECT:**  
NSPJ ARCHITECTS  
9415 NALL AVE. #200  
PRAIRIE VILLAGE, KS 66207

SHEET  
**F1.0**





SECTION 33-12-23  
LOCATION MAP  
SCALE 1" = 200'

**DEVELOPER:**  
29TH STREET CAPITAL  
NIKOLA KRCMAREVIC  
20 N WACKER STREET 2050  
CHICAGO, IL 60606  
p (830)208-0794  
nkrcmarevic@29SC.COM

**OWNERS:**  
HIGHWAY 7, LLC  
9140 HEDGE LANE TER.  
LENEXA, KS 66227  
GARY R. ROGERS  
9140 HEDGE LANE TER.  
LENEXA, KS 66227

**ARCHITECT:**  
NSPJ ARCHITECTS  
700 SW HARRISON ST. FL. 14  
TOPEKA, KS 66603

**SEC. OF TRANSPORTATION**  
9415 NALL AVE. #300  
PRAIRIE VILLAGE, KS 66207

- LEGEND:**
- A/E - ACCESS EASEMENT
  - BL or B.L. - BUILDING LINE
  - D/E - DRAINAGE EASEMENT
  - P.L. - PROPERTY LINE
  - ROW or R/W - RIGHT-OF-WAY
  - S/E - SANITARY SEWER EASEMENT
  - SW - SIDEWALK
  - U/E - UTILITY EASEMENT
  - WE - WATERLINE EASEMENT
  - ASPHALT PAVEMENT - EXISTING
  - ASPHALT PAVEMENT - PROPOSED
  - CONCRETE SIDEWALK - EXISTING
  - CONCRETE SIDEWALK - PROPOSED
  - CURB & GUTTER
  - CURB & GUTTER - EXISTING
  - EXISTING LOT AND R/W LINES
  - EXISTING PLAT LINES
  - PL - PROPERTY LINES
  - ROW - RIGHT-OF-WAY
  - ITO - INTERSECTION
  - CATV - CABLE TV
  - FOC - FIBER OPTIC CABLE
  - T - TELEPHONE LINE
  - ELECTRIC LINE - EXISTING
  - OVERHEAD POWER LINE - EXISTING
  - UNDERGROUND ELECTRIC - EX.
  - GAS LINE - EXISTING
  - WATERLINE - EXISTING
  - LIGHT - EXISTING
  - EXISTING MANHOLE
  - CLEANOUT
  - EXISTING SANITARY MANHOLE
  - PROPOSED SANITARY MANHOLE
  - EXISTING CURB INLET
  - EXISTING STORM MANHOLE

LOT #	AREA (SF)	LOT #	AREA (SF)
1	1,236.05	10	1,236.05
2	1,236.05	11	1,236.05
3	1,236.05	12	1,236.05
4	1,236.05	13	1,236.05
5	1,236.05	14	1,236.05
6	1,236.05	15	1,236.05
7	1,236.05	16	1,236.05
8	1,236.05	17	1,236.05
9	1,236.05	18	1,236.05
10	1,236.05	19	1,236.05
11	1,236.05	20	1,236.05
12	1,236.05	21	1,236.05
13	1,236.05	22	1,236.05
14	1,236.05	23	1,236.05
15	1,236.05	24	1,236.05
16	1,236.05	25	1,236.05
17	1,236.05	26	1,236.05
18	1,236.05	27	1,236.05
19	1,236.05	28	1,236.05
20	1,236.05	29	1,236.05
21	1,236.05	30	1,236.05
22	1,236.05	31	1,236.05
23	1,236.05	32	1,236.05
24	1,236.05	33	1,236.05
25	1,236.05	34	1,236.05
26	1,236.05	35	1,236.05
27	1,236.05	36	1,236.05
28	1,236.05	37	1,236.05
29	1,236.05	38	1,236.05
30	1,236.05	39	1,236.05
31	1,236.05	40	1,236.05
32	1,236.05	41	1,236.05
33	1,236.05	42	1,236.05
34	1,236.05	43	1,236.05
35	1,236.05	44	1,236.05
36	1,236.05	45	1,236.05
37	1,236.05	46	1,236.05
38	1,236.05	47	1,236.05
39	1,236.05	48	1,236.05
40	1,236.05	49	1,236.05
41	1,236.05	50	1,236.05
42	1,236.05	51	1,236.05
43	1,236.05	52	1,236.05
44	1,236.05	53	1,236.05
45	1,236.05	54	1,236.05
46	1,236.05	55	1,236.05
47	1,236.05	56	1,236.05
48	1,236.05	57	1,236.05
49	1,236.05	58	1,236.05
50	1,236.05	59	1,236.05
51	1,236.05	60	1,236.05
52	1,236.05	61	1,236.05
53	1,236.05	62	1,236.05
54	1,236.05	63	1,236.05
55	1,236.05	64	1,236.05
56	1,236.05	65	1,236.05
57	1,236.05	66	1,236.05
58	1,236.05	67	1,236.05
59	1,236.05	68	1,236.05
60	1,236.05	69	1,236.05
61	1,236.05	70	1,236.05
62	1,236.05	71	1,236.05
63	1,236.05	72	1,236.05
64	1,236.05	73	1,236.05
65	1,236.05	74	1,236.05
66	1,236.05	75	1,236.05
67	1,236.05	76	1,236.05
68	1,236.05	77	1,236.05
69	1,236.05	78	1,236.05
70	1,236.05	79	1,236.05
71	1,236.05	80	1,236.05
72	1,236.05	81	1,236.05
73	1,236.05	82	1,236.05
74	1,236.05	83	1,236.05
75	1,236.05	84	1,236.05
76	1,236.05	85	1,236.05
77	1,236.05	86	1,236.05
78	1,236.05	87	1,236.05
79	1,236.05	88	1,236.05
80	1,236.05	89	1,236.05
81	1,236.05	90	1,236.05
82	1,236.05	91	1,236.05
83	1,236.05	92	1,236.05
84	1,236.05	93	1,236.05
85	1,236.05	94	1,236.05
86	1,236.05	95	1,236.05
87	1,236.05	96	1,236.05
88	1,236.05	97	1,236.05
89	1,236.05	98	1,236.05
90	1,236.05	99	1,236.05
91	1,236.05	100	1,236.05

**SCHLAGEL**  
PRINCIPAL PLANNER SURVIVOR LANDSCAPE ARCHITECTS  
14501 492-6158 • Fax: (913) 482-3403  
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

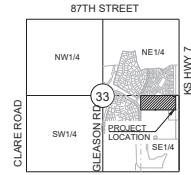
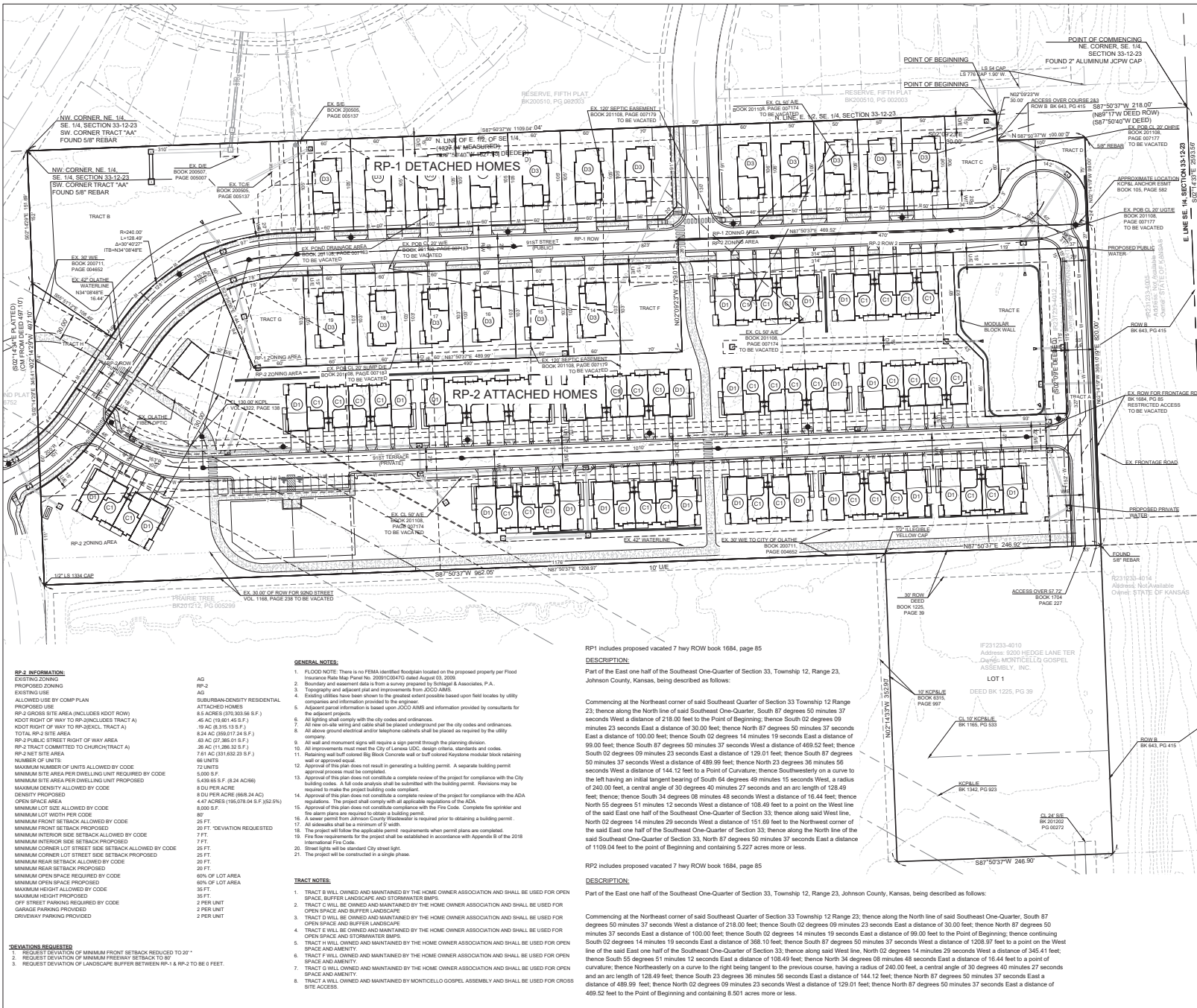
CH3LAGE & ASSOCIATES P.A.

HEDGE LANE RESIDENTIAL  
PRELIMINARY DEVELOPMENT PLAN

DUNRAVEN ST. & HWY K-7 LENEXA, KANSAS

RP-1  
PRELIMINARY  
PLAT

SHEET  
PP1.0



SECTION 33-12-23  
LOCATION MAP  
SCALE 1" = 200'

**DEVELOPER:**  
29TH STREET CAPITAL  
NIKOLA KRUMAREVIC  
20 N WACKER SUITE 2050  
CHICAGO, IL 60606  
p (830)209-0794  
NKRUMAREVIC@29SC.COM

**OWNERS:**  
HIGHWAY 7, LLC  
9140 HEDGE LANE TER.  
LENEXA, KS 66227

**ARCHITECT:**  
NSPJ ARCHITECTS  
700 SW HARRISON ST. FL. 14  
TOPEKA, KS 66603

- LEGEND:**
- A/E - ACCESS EASEMENT
  - BL or B.L. - BUILDING LINE
  - D/E - DRAINAGE EASEMENT
  - PL - PROPERTY LINE
  - ROW or R/W - RIGHT-OF-WAY
  - S/E - SANITARY SEWER EASEMENT
  - SW - SIDEWALK
  - U/E - UTILITY EASEMENT
  - WE - WATERLINE EASEMENT
  - ASPHALT PAVEMENT - EXISTING
  - ASPHALT PAVEMENT - PROPOSED
  - CONCRETE SIDEWALK - EXISTING
  - CONCRETE SIDEWALK - PROPOSED
  - CURB & GUTTER
  - CURB & GUTTER - EXISTING
  - EXISTING LOT AND R/W LINES
  - EXISTING PLAT LINES
  - PROPERTY LINES
  - ROW - RIGHT-OF-WAY
  - SAW - SANITARY SEWER MAIN - EXIST.
  - STO - STORM SEWER - EXISTING
  - CATV - CABLE TV - EXISTING
  - FOS - FIBER OPTIC CABLE - EXISTING
  - TEL - TELEPHONE LINE - EXIST.
  - ELEC - ELECTRIC LINE - EXISTING
  - OVER - OVERHEAD POWER LINE - EXIST.
  - UGES - UNDERGROUND ELECTRIC - EX.
  - GA - GAS LINE - EXISTING
  - WATER - WATERLINE - EXISTING
  - LIGHT - EXISTING
  - EXISTING MANHOLE
  - CLEANOUT
  - EXISTING SANITARY MANHOLE
  - PROPOSED SANITARY MANHOLE
  - EXISTING CURB INLET
  - EXISTING STORM MANHOLE

LOT #	AREA (SF)	LOT #	AREA (SF)
1	6,260.25	16	6,171.21
2	6,260.25	17	6,171.21
3	6,260.25	18	6,171.21
4	6,260.25	19	6,171.21
5	6,260.25	20	6,171.21
6	6,260.25	21	6,171.21
7	6,260.25	22	6,171.21
8	6,260.25	23	6,171.21
9	6,260.25	24	6,171.21
10	6,260.25	25	6,171.21
11	6,260.25	26	6,171.21
12	6,260.25	27	6,171.21
13	6,260.25	28	6,171.21
14	6,260.25	29	6,171.21
15	6,260.25	30	6,171.21

- RP-2 INFORMATION:**
- EXISTING ZONING: AG
  - PROPOSED ZONING: RP-2
  - EXISTING USE: AG
  - ALLOWED USE BY COMP PLAN: SUBURBAN DENSITY RESIDENTIAL
  - PROPOSED USE: ATTACHED HOMES
  - RP-2 GROSS SITE AREA (INCLUDES KDOT ROW): 8.6 ACRES (370,303.56 S.F.)
  - KDOT RIGHT OF WAY TO RP-2/JECL (TRACT A): 46.4 AC (19,811.45 S.F.)
  - KDOT RIGHT OF WAY TO RP-2/JECL (TRACT A): 19 AC (8,135.13 S.F.)
  - TOTAL RP-2 SITE AREA: 65.4 AC (2,841,124.56 S.F.)
  - RP-2 PUBLIC STREET RIGHT OF WAY AREA: 65.4 AC (2,841,124.56 S.F.)
  - RP-2 NET SITE AREA: 28 AC (1,209,522 S.F.)
  - RP-2 NET SITE AREA: 7.41 AC (321,432.28 S.F.)
  - NUMBER OF UNITS: 60 UNITS
  - MAXIMUM NUMBER OF UNITS ALLOWED BY CODE: 72 UNITS
  - MINIMUM SITE AREA PER DWELLING UNIT REQUIRED BY CODE: 5,000 S.F.
  - MAXIMUM SITE AREA PER DWELLING UNIT PROPOSED: 5,426.66 S.F. (B.34 AC69)
  - MAXIMUM DENSITY ALLOWED BY CODE: 8 DU PER ACRE
  - DENSITY PROPOSED: 8 DU PER ACRE (688.24 AC)
  - OPEN SPACE AREA: 4.47 ACRES (195,078.56 S.F. (5.52 AC))
  - MINIMUM LOT SIZE ALLOWED BY CODE: 8,000 S.F.
  - MINIMUM LOT WIDTH PER CODE: 80'
  - MINIMUM FRONT SETBACK PROPOSED: 25 FT.
  - MINIMUM FRONT SETBACK ALLOWED BY CODE: 25 FT.
  - MINIMUM INTERIOR SIDE SETBACK PROPOSED: 7 FT.
  - MINIMUM INTERIOR SIDE SETBACK ALLOWED BY CODE: 7 FT.
  - MINIMUM CORNER LOT STREET SIDE SETBACK PROPOSED: 25 FT.
  - MINIMUM CORNER LOT STREET SIDE SETBACK ALLOWED BY CODE: 25 FT.
  - MINIMUM REAR SETBACK PROPOSED: 20 FT.
  - MINIMUM REAR SETBACK ALLOWED BY CODE: 20 FT.
  - MINIMUM OPEN SPACE REQUIRED BY CODE: 60% OF LOT AREA
  - MINIMUM OPEN SPACE PROPOSED: 60% OF LOT AREA
  - MAXIMUM HEIGHT ALLOWED BY CODE: 35 FT.
  - MAXIMUM HEIGHT PROPOSED: 35 FT.
  - OFF STREET PARKING REQUIRED BY CODE: 2 PER UNIT
  - ON STREET PARKING PROVIDED: 2 PER UNIT
  - DRIVEWAY PARKING PROVIDED: 2 PER UNIT
- GENERAL NOTES:**
- FLOOD NOTE: There is no FEMA identified floodplain located on the proposed property per Flood Insurance Rate Map Panel No. 22001C0470 dated August 03, 2009.
  - Boundary and easement data is from a survey prepared by Schlager & Associates, P.A.
  - Topography and adjacent plat and improvements from JCO AIMS.
  - Existing utilities have been shown to the greatest extent possible based upon field notes by utility companies and information provided to the engineer.
  - Adjacent parcel information is based upon JCO AIMS and information provided by consultants for the adjacent projects.
  - All lighting shall comply with the city codes and ordinances.
  - All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
  - All above ground electrical and/or telephone cabinets shall be placed as required by the utility company.
  - All wall and monument signs will require a sign permit through the planning division.
  - All improvements must meet the City of Lenexa LDC design criteria, standards and codes.
  - Retaining wall shall be constructed by Block Concrete wall or half colored Keystone modular block wall or approved equal.
  - Approval of this plan does not result in generating a building permit. A separate building permit approval process must be completed.
  - Approval of this plan does not constitute a complete review of the project for compliance with the City building codes. A full code review shall be submitted with the building permit. Revisions may be required to make the project building code compliant.
  - 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.
  - 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.
  - A sewer permit from Johnson County Wastewater is required prior to obtaining a building permit.
  - All sidewalks shall be a minimum of 5' width.
  - The project will follow the applicable permit requirements when permit plans are completed.
  - The fire flow requirements for this project shall be established in accordance with Appendix B of the 2018 International Fire Code.
  - Street lights will be standard City street light.
  - The project will be constructed in a single phase.
- TRACT NOTES:**
- TRACT B WILL OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE, BUFFER LANDSCAPE AND STORMWATER BMP'S.
  - TRACT C WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND BUFFER LANDSCAPE.
  - TRACT D WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND BUFFER LANDSCAPE.
  - TRACT E WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND AMENITY.
  - TRACT F WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND AMENITY.
  - TRACT G WILL OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION AND SHALL BE USED FOR OPEN SPACE AND AMENITY.
  - TRACT H WILL OWNED AND MAINTAINED BY MONTECILLO GOSPEL ASSEMBLY AND SHALL BE USED FOR CROSS SITE ACCESS.

- DEVIATIONS REQUESTED**
- REQUEST DEVIATION OF MINIMUM FRONT SETBACK REDUCED TO 20" +
  - REQUEST DEVIATION OF MINIMUM FRESHWATER SETBACK TO 5'
  - REQUEST DEVIATION OF LANDSCAPE BUFFER BETWEEN RP-1 & RP-2 TO 6 FEET.

RP1 includes proposed vacated 7 hwy ROW book 1684, page 85

**DESCRIPTION:**

Part of the East one half of the Southeast One-Quarter of Section 33, Township 12, Range 23, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of said Southeast Quarter of Section 33 Township 12 Range 23, thence along the North line of said Southeast One-Quarter, South 87 degrees 50 minutes 37 seconds West a distance of 218.00 feet to the Point of Beginning, thence South 02 degrees 09 minutes 23 seconds East a distance of 30.00 feet, thence North 87 degrees 50 minutes 37 seconds East a distance of 100.00 feet, thence South 02 degrees 09 minutes 19 seconds East a distance of 99.00 feet, thence South 87 degrees 50 minutes 37 seconds West a distance of 489.52 feet, thence South 02 degrees 09 minutes 23 seconds East a distance of 129.01 feet, thence South 87 degrees 50 minutes 37 seconds West a distance of 489.99 feet, thence North 23 degrees 36 minutes 56 seconds West a distance of 144.12 feet to a Point of Curvature, thence Southwesterly on a curve to the left having an initial tangent bearing of South 64 degrees 45 minutes 15 seconds West, a radius of 240.00 feet, a central angle of 30 degrees 40 minutes 27 seconds and an arc length of 128.49 feet, thence South 34 degrees 08 minutes 48 seconds West a distance of 16.44 feet, thence North 55 degrees 51 minutes 12 seconds West a distance of 108.49 feet to a point on the West line of the said East one half of the Southeast One-Quarter of Section 33, thence along said West line, North 02 degrees 14 minutes 29 seconds West a distance of 151.69 feet to the Northwest corner of the said Southeast One-Quarter of Section 33, thence along the North line of the said Southeast One-Quarter of Section 33, North 87 degrees 50 minutes 37 seconds East a distance of 1108.04 feet to the Point of Beginning and containing 5.227 acres more or less.

RP2 includes proposed vacated 7 hwy ROW book 1684, page 85

**DESCRIPTION:**

Part of the East one half of the Southeast One-Quarter of Section 33, Township 12, Range 23, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of said Southeast Quarter of Section 33 Township 12 Range 23, thence along the North line of said Southeast One-Quarter, South 87 degrees 50 minutes 37 seconds West a distance of 218.00 feet, thence South 02 degrees 09 minutes 23 seconds East a distance of 30.00 feet, thence North 87 degrees 50 minutes 37 seconds East a distance of 100.00 feet, thence South 02 degrees 09 minutes 19 seconds East a distance of 99.00 feet to the Point of Beginning, thence continuing South 02 degrees 14 minutes 19 seconds East a distance of 368.10 feet, thence North 87 degrees 50 minutes 37 seconds West a distance of 1208.97 feet to a point on the West line of the said East one half of the Southeast One-Quarter of Section 33, thence along said West line, North 02 degrees 14 minutes 29 seconds West a distance of 345.41 feet, thence South 55 degrees 51 minutes 12 seconds West a distance of 108.49 feet, thence North 34 degrees 08 minutes 48 seconds East a distance of 16.44 feet to a point of curvature, thence Northeastly on a curve to the right being tangent to the previous course, having a radius of 240.00 feet, a central angle of 30 degrees 40 minutes 27 seconds and an arc length of 128.49 feet, thence South 23 degrees 36 minutes 56 seconds East a distance of 144.12 feet, thence North 87 degrees 50 minutes 37 seconds East a distance of 489.99 feet, thence North 02 degrees 09 minutes 23 seconds West a distance of 129.01 feet, thence North 87 degrees 50 minutes 37 seconds East a distance of 489.52 feet to the Point of Beginning and containing 8.501 acres more or less.

**SCHLAGEL**  
PRINCIPAL PLANNER, SURVEYOR, LANDSCAPE ARCHITECTS  
1450 E. 42ND ST. # 100  
LENEXA, KS 66245  
(913) 492-6158 • Fax: (913) 492-3403  
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:  
SCHLAGEL & ASSOCIATES P.A.

**HEDGE LANE RESIDENTIAL  
PRELIMINARY DEVELOPMENT PLAN**

**DUNRAVEN ST. & HWY K-7 LENEXA, KANSAS**

**RP-2  
PRELIMINARY  
PLAT**

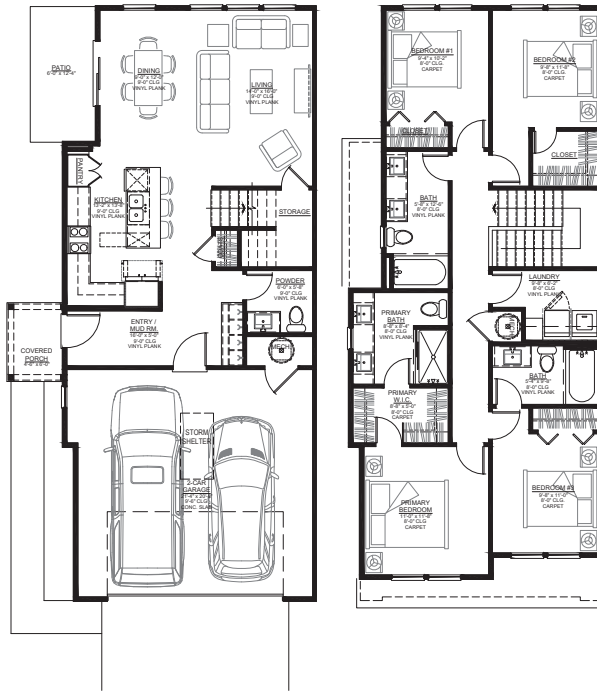
SHEET  
**PP1.1**

SCALE: 1" = 50'



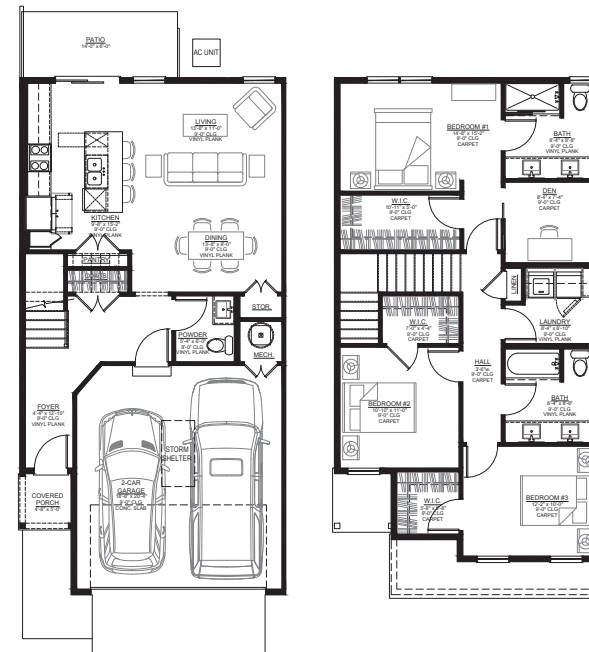






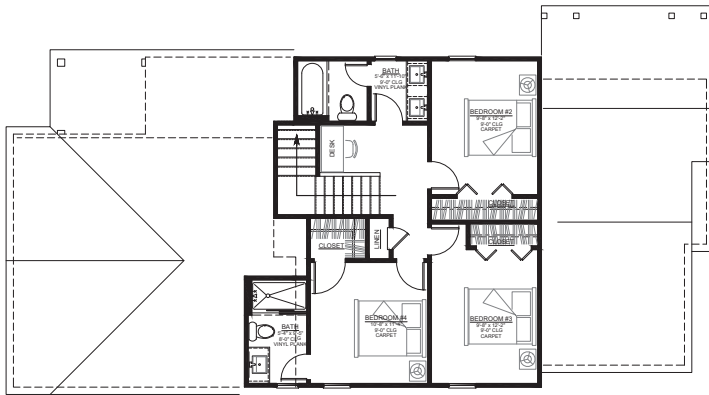
### FLOOR PLAN - UNIT TYPE "D1"

3/16" = 1'-0" | 4BR + 3.5BA  
 2-STORY | SLAB-ON-GRADE  
 FIRST FLOOR GSF FINISHED AREA = 722 SQ. FT.  
 2nd FLOOR GSF FINISHED AREA = 1,020 SQ. FT.  
 TOTAL GSF FINISHED AREA = 1,7142 SQ. FT.  
 GARAGE AREA = 469 SQ. FT.



### FLOOR PLAN - UNIT TYPE "C1"

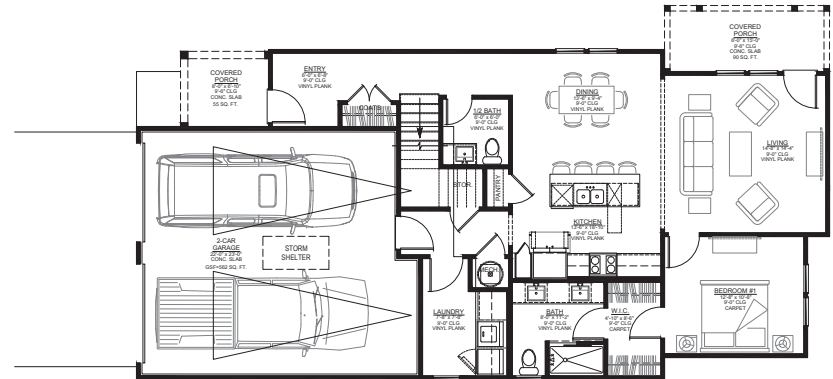
3/16" = 1'-0" | 3BR + 2.5BA  
 2-STORY | SLAB-ON-GRADE  
 FIRST FLOOR GSF FINISHED AREA = 670 SQ. FT.  
 2nd FLOOR GSF FINISHED AREA = 951 SQ. FT.  
 TOTAL GSF FINISHED AREA = 1,632 SQ. FT.  
 GARAGE AREA = 415 SQ. FT.



# FLOOR PLAN - UNIT TYPE "D3"

3/16" = 1'-0" | SECOND FLOOR PLAN  
4 BEDROOM • 3.5 BATH

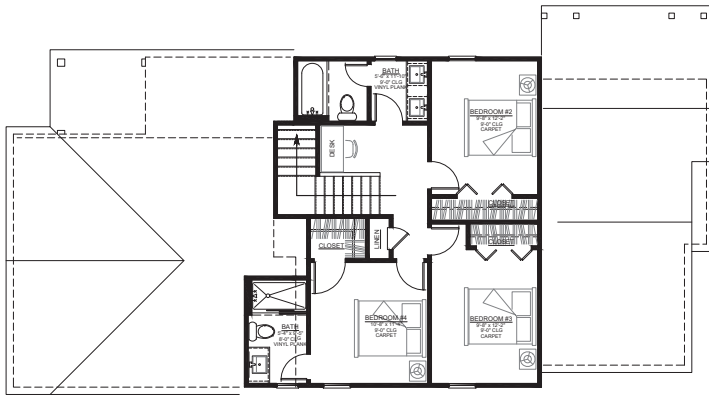
GSF = 677 SQ. FT.  
NRSF = 612 SQ. FT.



# FLOOR PLAN - UNIT TYPE "D3"

3/16" = 1'-0" | FIRST FLOOR PLAN  
4 BEDROOM • 3.5 BATH

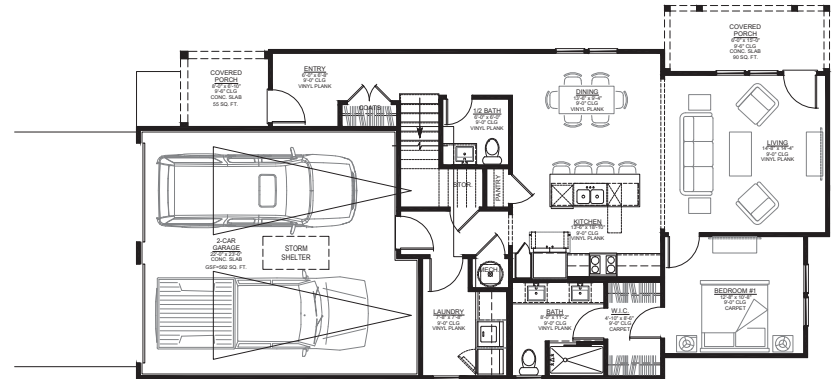
GSF = 1,162 SQ. FT.  
NRSF = 1,071 SQ. FT.



### FLOOR PLAN - UNIT TYPE "D3"

3/16" = 1'-0" | SECOND FLOOR PLAN  
4 BEDROOM • 3.5 BATH

GSF = 677 SQ. FT.  
NRSF = 612 SQ. FT.

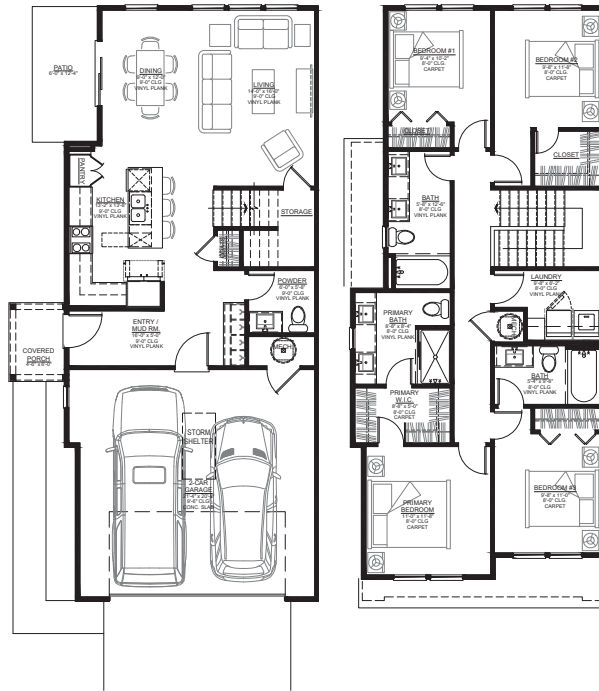


### FLOOR PLAN - UNIT TYPE "D3"

3/16" = 1'-0" | FIRST FLOOR PLAN  
4 BEDROOM • 3.5 BATH

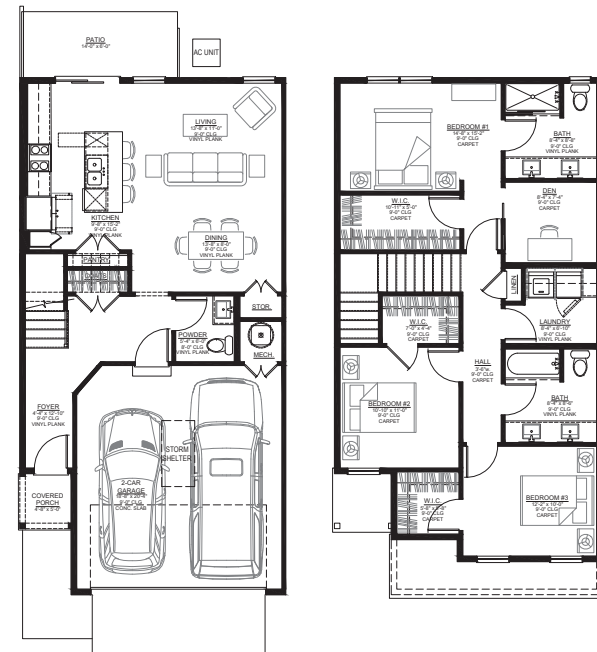
GSF = 1,162 SQ. FT.  
NRSF = 1,071 SQ. FT.





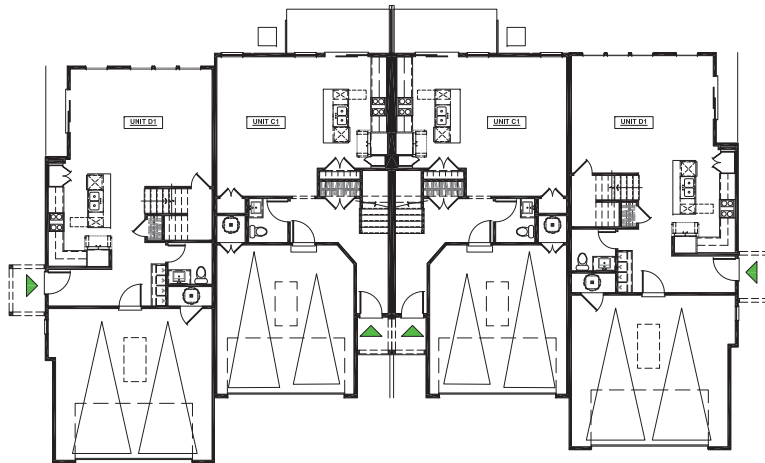
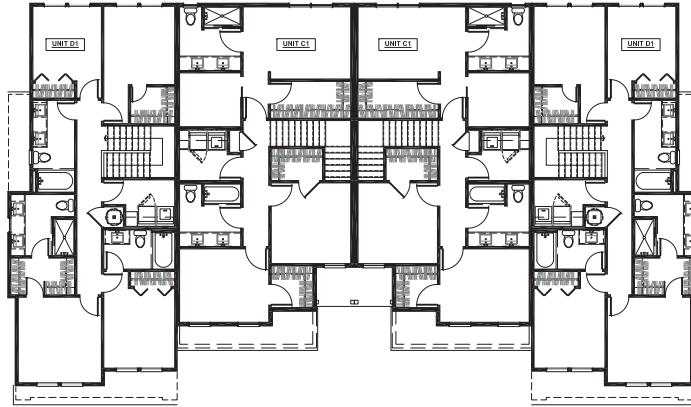
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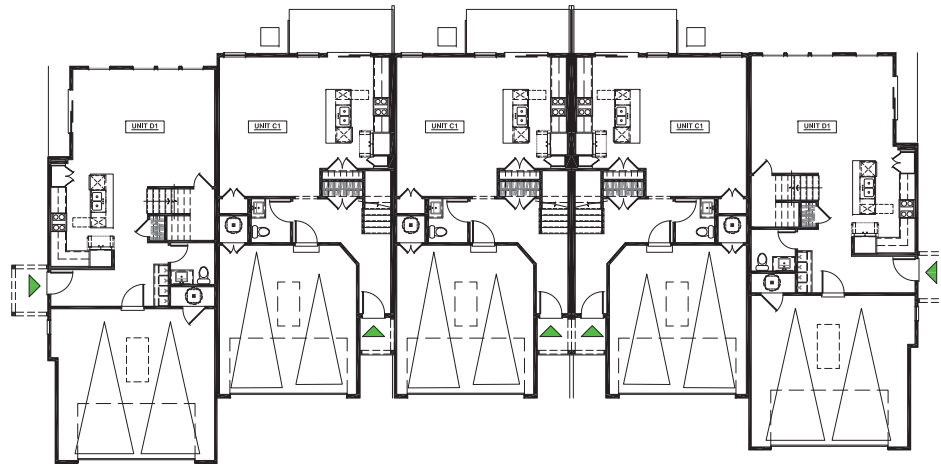
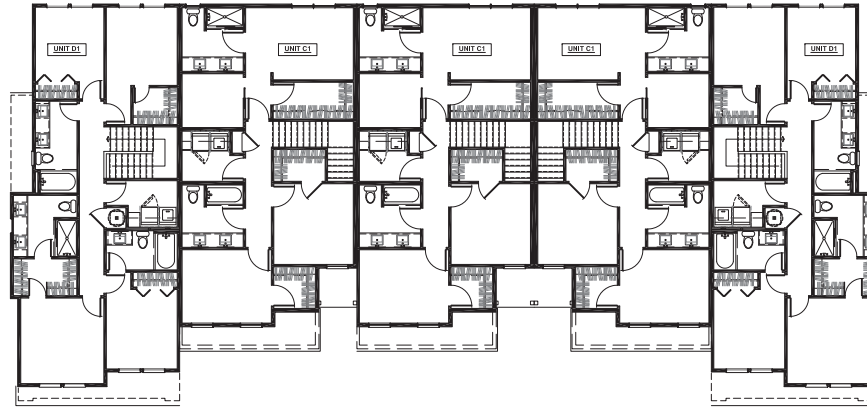
3/16" = 1'-0" | 4BR + 3.5BA  
 2-STORY | SLAB-ON-GRADE  
 FIRST FLOOR GSF FINISHED AREA = 722 SQ. FT.  
 2nd FLOOR GSF FINISHED AREA = 1,020 SQ. FT.  
 TOTAL GSF FINISHED AREA = 1,712 SQ. FT.  
 GARAGE AREA = 469 SQ. FT.



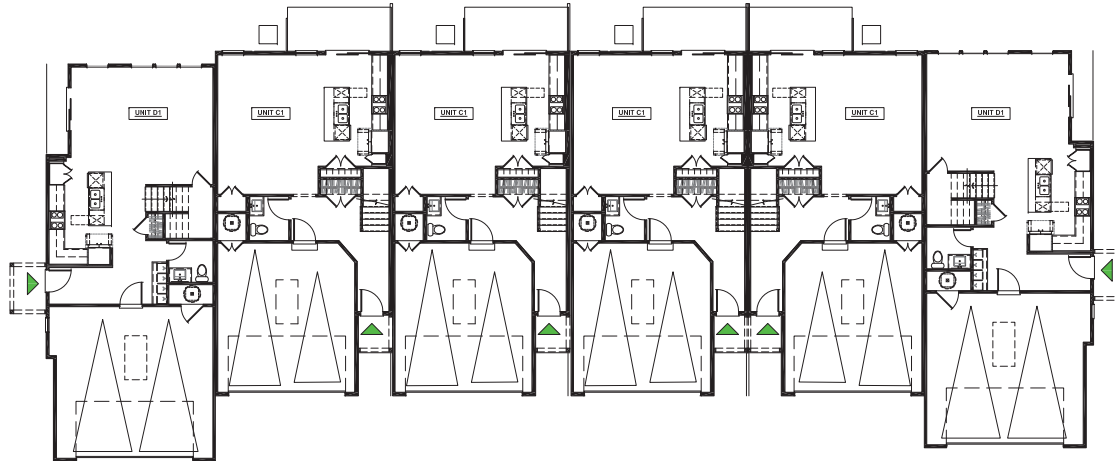
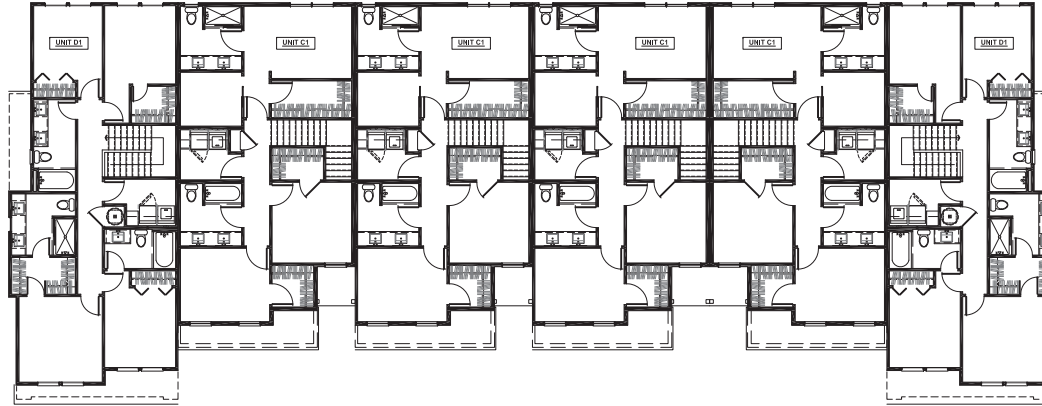
### FLOOR PLAN - UNIT TYPE "C1"

3/16" = 1'-0" | 3BR + 2.5BA  
 2-STORY | SLAB-ON-GRADE  
 FIRST FLOOR GSF FINISHED AREA = 670 SQ. FT.  
 2nd FLOOR GSF FINISHED AREA = 951 SQ. FT.  
 TOTAL GSF FINISHED AREA = 1,632 SQ. FT.  
 GARAGE AREA = 415 SQ. FT.











3 RIGHT ELEVATION  
Scale: 1/4" = 1'-0"



2 LEFT ELEVATION  
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"



② FRONT ELEVATION  
Scale: 1/4" = 1'-0"



① SIDE ELEVATION  
Scale: 1/4" = 1'-0"





2 FRONT ELEVATION  
Scale: 1/4" = 1'-0"



1 SIDE ELEVATION  
Scale: 1/4" = 1'-0"



2 FRONT ELEVATION  
Scale: 3/16" = 1'-0"



1 SIDE ELEVATION  
Scale: 3/16" = 1'-0"



3 RIGHT ELEVATION  
Scale: 1/4" = 1'-0"



2 LEFT ELEVATION  
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"





② FRONT ELEVATION  
Scale: 1/4" = 1'-0"



① SIDE ELEVATION  
Scale: 1/4" = 1'-0"



2 FRONT ELEVATION  
Scale: 1/4" = 1'-0"



1 SIDE ELEVATION  
Scale: 1/4" = 1'-0"



2 FRONT ELEVATION  
Scale: 3/16" = 1'-0"



1 SIDE ELEVATION  
Scale: 3/16" = 1'-0"





# HEDGE LANE RESIDENTIAL

DUNRAVEN ST & HWY K-7  
LENEXA, KANSAS

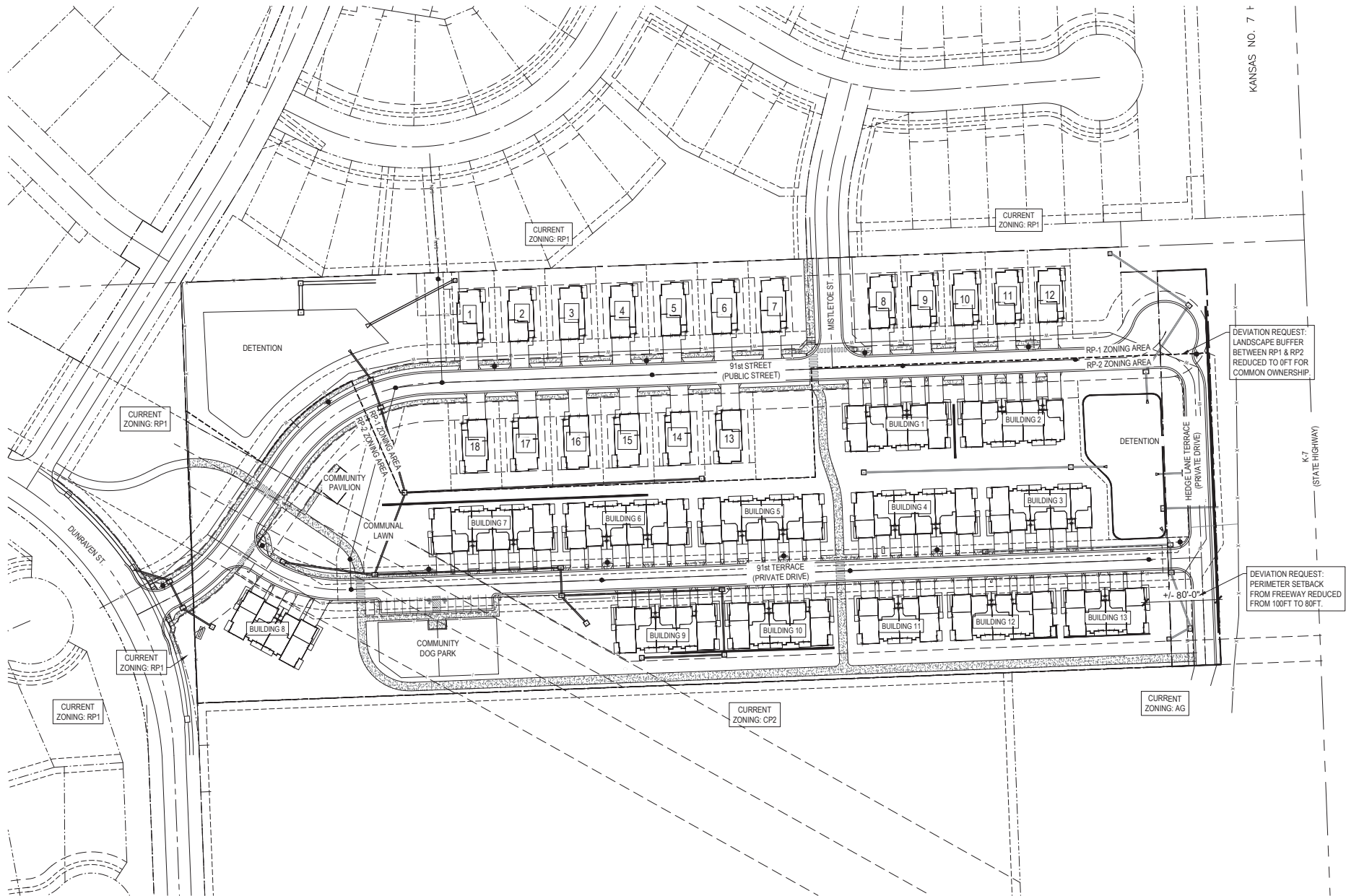
DRAWING RELEASE LOG

REVISIONS

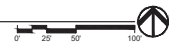
JOB NO. 170125  
DATE 07.21.25  
DRAWN BY BNH / MLM

SHEET NAME  
SITE PLAN

SHEET NO.  
SP1.00



PRELIMINARY  
ARCHITECTURAL SITE PLAN  
1"=50'-0"



KANSAS NO. 7

K-7  
(STATE HIGHWAY)





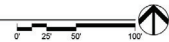
**HEDGE LANE RESIDENTIAL**  
 DUNRAVEN ST & HWY K-7  
 LENEXA, KANSAS

DRAWING RELEASE LOG

REVISIONS

JOB NO. 770125  
 DATE 07.21.25  
 DRAWN BY BNH / MLM

PRELIMINARY  
 ARCHITECTURAL SITE PLAN  
 1"=50'-0"



SHEET NAME  
 SITE PLAN  
 SHEET NO.  
**SP1.00**



DUNRAVEN ST & HWY K-7  
LENEXA, KANSAS

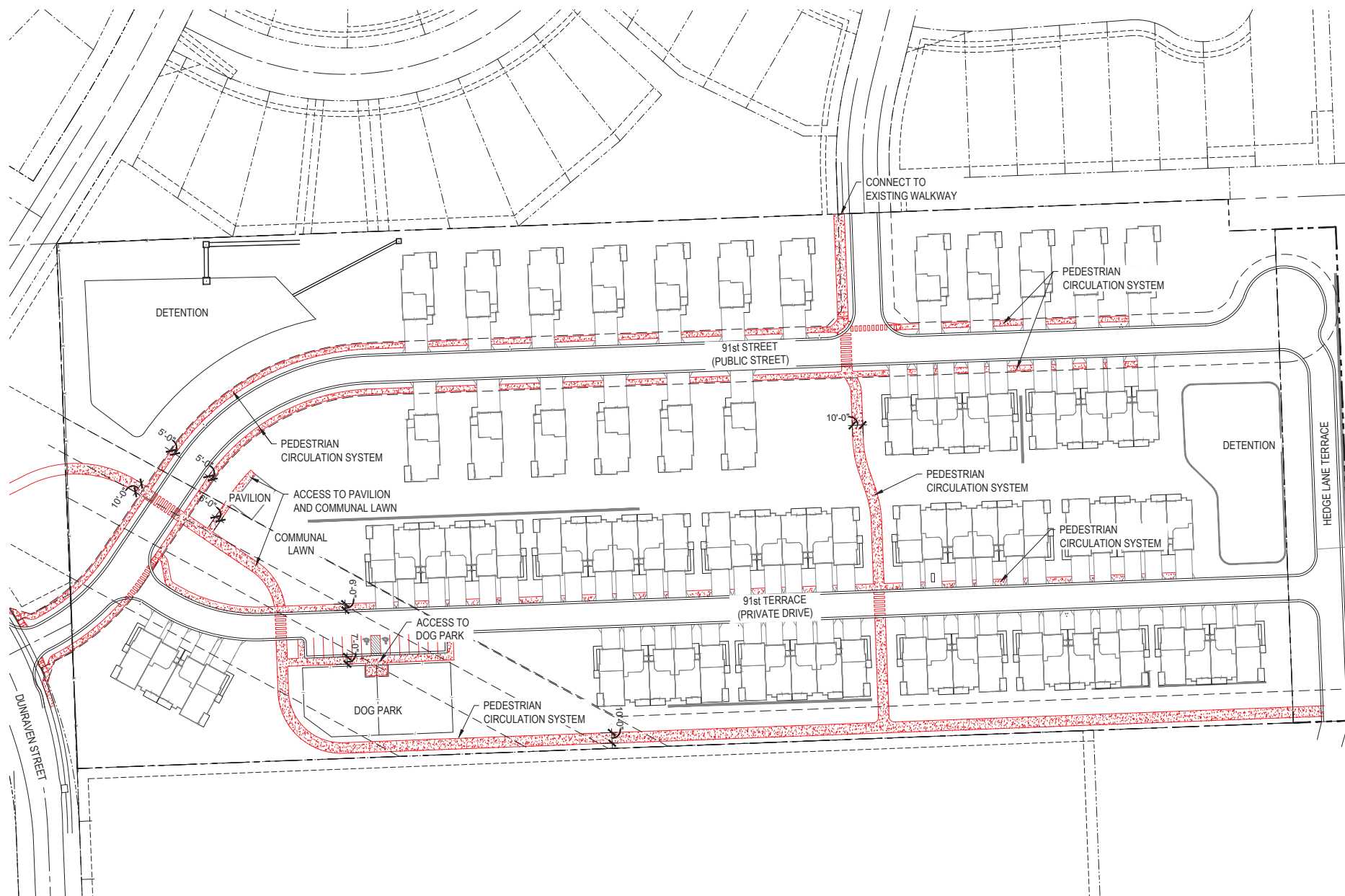
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● 07.21.25 POP SUBMITTAL

**Δ REVISIONS**

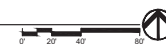
JOB NO. 770125  
DATE 07.21.25  
DRAWN BY BNH / MLM

SHEET NAME  
PEDESTRIAN  
NETWORK PLAN  
SHEET NO.

SHEET NO.  
**SP1.01**



PRELIMINARY  
PEDESTRIAN NETWORK PLAN  
1"=40'-0"





## LANDSCAPE REQUIREMENTS (LENEXA)

## STREET TREES (4-1-D-2-J):

1. 1 TREE FOR EVERY 40 L.F. OF PUBLIC OR PRIVATE STREET FRONTAGE.  
NOTE: STREET TREES SHALL BE PROVIDED AND PLANTED BY CITY IN ALL SINGLE-FAMILY & DUPLEX SUBDIVISIONS WITH AVERAGE LOT SIZES OF UNDER 1 ACRE.

91ST STREET (NORTH SIDE) = +/- 1,083 L.F. / 40 =	REQUIRED: 27 TREES	PROVIDED: 33 TREES
91ST STREET (SOUTH SIDE) = +/- 524 L.F. / 40 =	13 TREES	18 TREES

## SITE TREES (4-1-D-2-J):

1. 2 DECIDUOUS TREES FOR EACH SINGLE-FAMILY LOT. AT LEAST ONE OF THE REQUIRED TREES MUST BE A SHADE TREE AND AT LEAST ONE TREE MUST BE LOCATED IN THE FRONT YARD.

## PERIMETER PLANTINGS (4-1-D-2-L):

1. NORTH PROPERTY LINE - ALONG LOT LINE = +/- 1,209 L.F.

NA/ FOR SINGLE FAMILY.

2. EAST PROPERTY LINE - ADJACENT TO FREEWAY (HWY K-7) = +/- 498 L.F.

RETAINING WALL PROVIDING VISUAL SCREENING FOR PARALLEL DRIVE ALONG FREEWAY

3. SOUTH PROPERTY LINE - ADJACENT CP-2 PROPERTY  
ALONG LOT LINE: BUILDING = +/- 573 L.F.

573 L.F. / 100 = 5.73 * 1	REQUIRED: 10' WIDTH 6 SHADE TREES	PROVIDED: 10' WIDTH MIN. 6 SHADE TREES MIN.
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ALONG LOT LINE: PARKING = +/- 135 L.F.

135 L.F. / 100 = 1.35 * 1	REQUIRED: 10' WIDTH 2 SHADE TREES	PROVIDED: 10' WIDTH MIN. 2 SHADE TREES MIN.
135 L.F. / 100 = 1.35 * 9	12 SHRUBS	12 SHRUBS MIN.

ALONG LOT LINE: ALL OTHER USES (OPEN SPACE) = +/- 254 L.F.

254 L.F. / 100 = 5.73 * 1	REQUIRED: 10' WIDTH 3 SHADE TREES	PROVIDED: 10' WIDTH MIN. 3 SHADE TREES MIN.
---------------------------	---	---

TOTAL REQUIREMENTS:	11 SHADE TREES 12 SHRUBS	11 SHADE TREES 12 SHRUBS
---------------------	-----------------------------	-----------------------------

4. WEST PROPERTY LINE

PROPOSED RP-1 ADJACENT TO RP-1 = +/- 152 L.F. = N/A

PROPOSED RP-2 ADJACENT TO RP-1 = +/- 345 L.F.  
OPEN SPACE PROVIDED ALONG WEST PROPERTY LINE - REFER TO LAND USE BUFFER REQUIREMENTS.

## INTERNAL PARKING LOT, LANDSCAPED AREAS (4-1-D-2-M):

1. 10% OF TOTAL PARKING LOT AREA = 2,434 SF. 10% = 243 SF  
2. 1 TREE PER 300 SF OF OVERALL LANDSCAPED AREA, WITH AT LEAST 1 TREE PLANTED IN EACH ISLAND. THE REMAINDER OF THE ISLAND SHALL BE LANDSCAPED WITH ADDITIONAL TREES, SHRUBS, GROUND COVER OR TURF.

REQUIRED: 243 SF / 300 SF = 1 TREE PROVIDED: 1 TREE

## LAND USE BUFFERS (4-1-D-2-N):

1. NORTH PROPERTY LINE (LUI 1) = +/- 1,209 L.F.

N/A FOR SINGLE FAMILY.

2. EAST PROPERTY LINE

REFER TO PERIMETER PLANTING REQUIREMENTS.

3. SOUTH PROPERTY LINE (LUI 6)

ADJACENT TO CP-2 - LUI 7 (PROVIDED BY CITY PLANNING STAFF) = +/- 962 L.F.  
LUI FACTOR DIFFERENCE = 6-7 = -1 - BUFFER NOT REQUIRED, SEE PERIMETER PLANTINGS.

ADJACENT TO AG - USED AS PLACE OF WORSHIP - OFFICE EQUIVALENT PER CITY PLANNING STAFF = LUI 5 = +/- 247 L.F.  
LUI FACTOR DIFFERENCE = 6-5 = 1 (PROPOSED IN EASEMENT ON NEIGHBORING PROPERTY)

247 L.F. / 100 = 2.47 * 1	REQUIRED: 10' WIDTH 3 SHADE TREES	PROVIDED: 10' WIDTH MIN. 3 SHADE TREES MIN.
247 L.F. / 100 = 2.47 * 2	6 EVERGREENS	6 EVERGREENS MIN.
247 L.F. / 100 = 2.47 * 10	30 SHRUBS	30 SHRUBS MIN.

4. WEST PROPERTY LINE: RP-1 ADJACENT RP-1

PROPOSED: (LUI 1) = +/- 152 L.F.

DUE TO ADJACENT LAND USE, A BUFFER IS NOT REQUIRED.

WEST PROPERTY LINE: RP-2 ADJACENT TO RP-1

PROPOSED: (LUI 6) = +/- 346 L.F.

ADJACENT TO RESIDENTIAL = LUI 1

LUI FACTOR DIFFERENCE = 6-1 = 5

346 L.F. / 100 = 3.46 * 3	REQUIRED: 40' WIDTH 10 SHADE TREES	PROVIDED: 40' WIDTH MIN. 6 SHADE TREES MIN.
346 L.F. / 100 = 3.46 * 10	35 EVERGREENS	6 EVERGREENS MIN.
346 L.F. / 100 = 3.46 * 35	121 SHRUBS	121 SHRUBS MIN.


\*REDUCED TREES PROVIDED DUE TO EASEMENT RESTRICTION.

5. BETWEEN PROPOSED RP-1 AND RP-2 - NOT REQUIRED DUE TO COMMON OWNERSHIP.  
- ALTERNATIVE COMPLIANCE PROPOSED: A TRANSITION BETWEEN DIFFERENCES OF DENSITY OF THESE MUTUALLY RESIDENTIAL USES IS SHOWN AS A COMBINATION OF OVERSTORY TREES (SHADE AND ORNAMENTAL), AND AN INTERVENING, PROPOSED NEW PUBLIC STREET WITH STREET TREES. THE DISTANCES BETWEEN BUILDINGS MEETS OR EXCEEDS THE TYPICAL SETBACK DISTANCE BETWEEN BUILDINGS FOR THESE ZONING DISTRICTS (40FT). EVERGREEN TREES AND OTHER DISTINCTIVELY DEMISING ELEMENTS WERE PURPOSEFULLY AVOIDED TO ENHANCE UNIFICATION OF THE SITE AND PROMOTE A SEAMLESS DESIGN.

## PLANT LIST

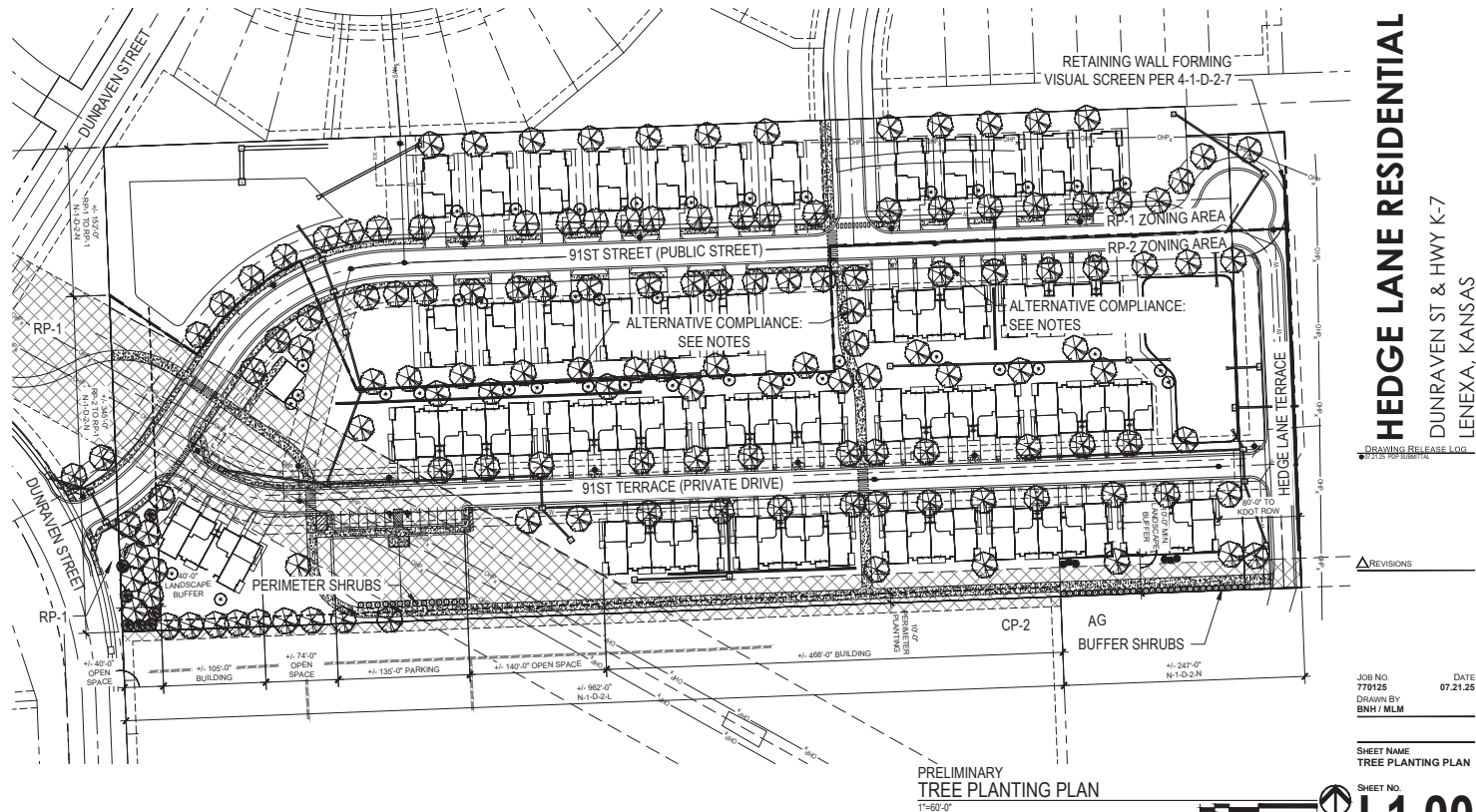
Existing Trees to Remain				
Code	Common Name	Botanical Name	Size	Notes
<b>Overstory Trees</b>				
COOK	Columnar Crimson Spine Oak	Quercus alba x Q. robur 'Crimmesmidt'	2" cal.	B&B
HBB	Heritage River Birch	Betula nigra 'Heritage'	2" cal.	B&B
LIL	Greeneyes Littleleaf Linden	Tilia cordata 'Greeneyes'	2" cal.	B&B
OOM	October Glory Red Maple	Acer rubrum 'October Glory'	2" cal.	B&B
ROK	Red Oak	Quercus rubra	2" cal.	B&B
SWO	Swamp White Oak	Quercus bicolor	2" cal.	B&B
<b>Evergreen Trees</b>				
CBS	Colorado Blue Spruce	Picea pungens 'Bailey'	8-10' Ht.	B&B
CJP	Concetti Juniper	Juniperus chinensis x pfitzeriana	8-10' Ht.	B&B
SGA	Green Giant Arborvitae	Thuja plicata	8-10' Ht.	B&B
KJP	Keteleer Juniper	Juniperus chinensis 'Keteleer'	8-10' Ht.	B&B
NWS	Norway Spruce	Picea abies	8-10' Ht.	B&B
SBS	Serbian Spruce	Picea omorika	8-10' Ht.	B&B
<b>Ornamental Trees</b>				
HGC	Harvest Gold Crabapple	Malus 'Harvest Gold'	6' Ht.	B&B
SBM	Sweet Bay Magnolia	Magnolia virginiana	6' Ht.	B&B
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	6' Ht.	B&B
PRC	Prairies Crabapple	Malus x Transjordanii	2" cal.	B&B
WBD	Whitebud	Cornus Canadensis 'White Bud'	6' Ht.	B&B

THE ABOVE PLANT LIST IS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGE.

 MINIMUM AREA REQUIRED TO MEET INTERIOR LANDSCAPING OF PARKING LOTS AREA REQUIREMENTS.

## GENERAL NOTES

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
  - A CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
  - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
  - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
  - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX. AREAS WITH MORE THAN 18" OF GRAVEL IN PLANT BEDS SHALL BE EXCAVATED TO 18" OR 8" BELOW ROOT BALLS/BOTTOM OF CONTAINER, REFER TO L3.00 FOR PLANTING SOIL MIX.
- ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.





AREA OF OPEN SPACE

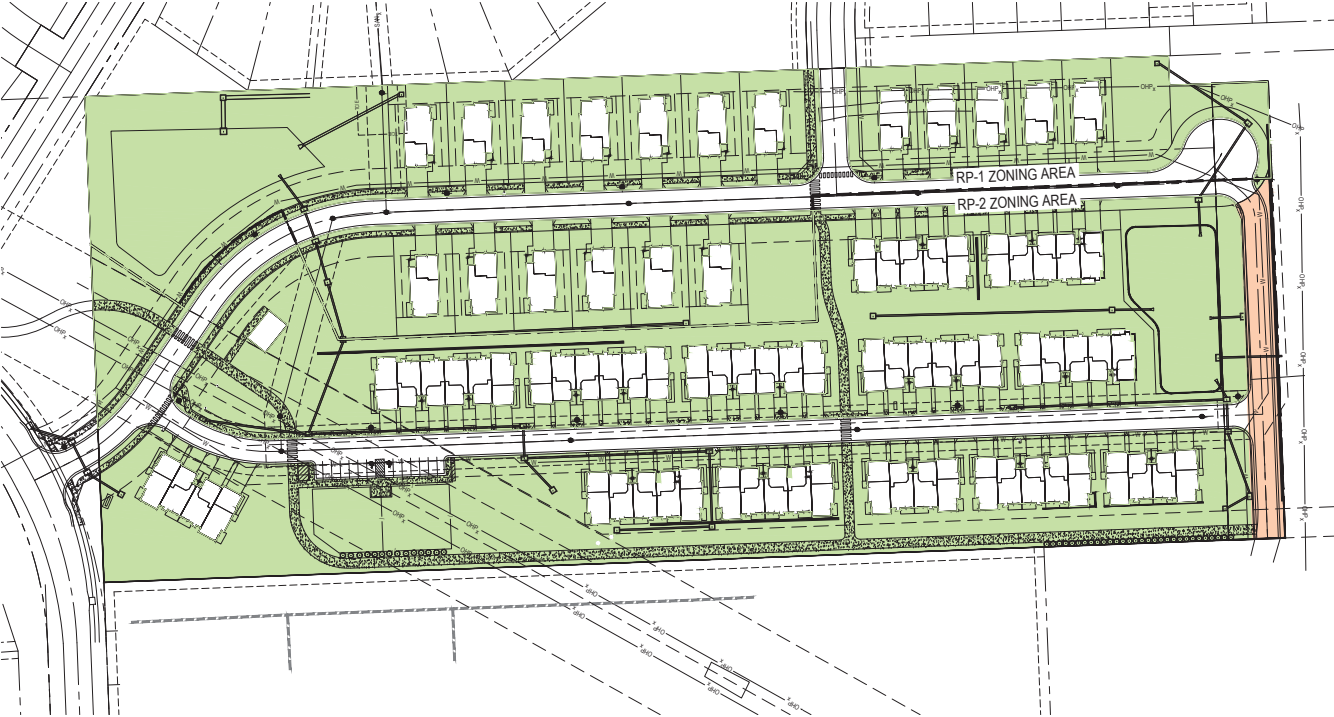
LAND TO BE DEEDED TO OTHERS

RP1 OPEN SPACE					
*GROSS SITE AREA	RIGHT-OF-WAY	**NET SITE AREA	BUILDING & PAVED AREAS	***OPEN SPACE PROVIDED	****OPEN SPACE REQUIRED
227,712 SF	47,515 SF	180,197 SF	58,600 SF	169,112 SF (94%)	108,119 SF (60%)

\*GROSS SITE AREA INCLUDES ACQUISITION OF KDOT LAND.  
\*\* NET SITE AREA = GROSS SITE AREA LESS RIGHT-OF-WAY  
\*\*\* OPEN SPACE PROVIDED = NET SITE AREA LESS BUILDING AND PAVED AREAS, INCLUSIVE OF GREEN SPACE IN RIGHT-OF-WAY.  
\*\*\*\* OPEN SPACE REQUIRED = 60% OF NET SITE AREA (LOT SIZE).

RP2 OPEN SPACE						
*GROSS SITE AREA	RIGHT-OF-WAY	LAND DEEDED TO OTHERS	**NET SITE AREA	BUILDING & PAVED AREAS	***OPEN SPACE PROVIDED	****OPEN SPACE REQUIRED
370,302 SF	26,796 SF	11,802 SF	331,704 SF	115,936 SF	234,545 SF (70%)	199,231 SF (60%)

\*GROSS SITE AREA INCLUDES ACQUISITION OF KDOT LAND.  
\*\* NET SITE AREA = GROSS SITE AREA LESS RIGHT-OF-WAY AND LAND DEEDED TO OTHERS.  
\*\*\* OPEN SPACE PROVIDED = NET SITE AREA LESS BUILDING / PAVED AREAS, INCLUSIVE OF GREEN SPACE IN RIGHT-OF-WAY.  
\*\*\*\* OPEN SPACE REQUIRED = 60% OF NET SITE AREA (LOT SIZE).



HEDGE LANE RESIDENTIAL  
DUNRAVEN ST & HWY K-7  
LENEXA, KANSAS

DRAWING RELEASE LOG

REVISIONS

JOB NO. 770125  
DATE 07.21.25  
DRAWN BY BNH / MLM

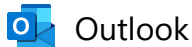
SHEET NAME  
OPEN SPACE PLAN

SHEET NO.

PRELIMINARY  
OPEN SPACE PLAN  
1"=60'-0"



L1.01



Outlook

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## Lenexa Planning Commission-RE: Hedge Lane Residential (RZ25-07, PL25-12P)

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**From** April Soberon <apklimek@gmail.com>

**Date** Sat 8/23/2025 1:58 PM

**To** Gloria Lambert <glambert@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>; CD Planning <Planning@lenexa.com>

 1 attachment (5 MB)

Dunraven Opposition.pdf;

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

Hello,

We are writing to formally oppose the Hedge Lane Residential (RZ25-07, PL25-12P) rezoning project. See the attached letter with more details. We care deeply about the neighborhood and community in which we have chosen to live and build our home, and have serious concerns about the impacts of this type of development to our property values, quality of life and sense of community. We sincerely hope that the commission has the best interest of current residents in mind, not only the future growth of Lenexa when making decisions, and that they authentically take our concerns into account.

Please confirm receipt of this email, and feel free to contact us to discuss the matter further.

Thank you,

April and Jorge Soberon  
23671 90th Terrace  
Lenexa, KS 66227  
(913) 271-7795  
[apklimek@gmail.com](mailto:apklimek@gmail.com)



April and Jorge Soberon

23671 90th Terrace Lenexa, KS 66227

apklimek@gmail.com

913.271.7795

19 Aug. 2025

Lenexa Planning Commission Lenexa City Hall 17101 W. 87th St. Lenexa, KS 66219

**RE: Opposition to Proposed Rezoning from Agricultural District (AG) to Planned Residential (RP-1, RP-2) for Hedge Lane Residential RZ25-07, PL25-12P**

Dear Chair Poss, Vice Chair Burson, Mr. Horine, Mr. Katterhenry, Mr. Woolf, Mr. Jamison, Mr. Harber, Ms. Wagner and Mr. Dharod,

We are writing to formally express our strong opposition to the proposed rezoning of land from the Agricultural District (AG) to the Planned Residential Districts (RP-1 and RP-2) for the area located at 9140 Hedge Lane Terrace (East of the intersection of 91st Street and Dunraven Street). As residents and property owners at Vista at The Reserve, we believe this change would have significant negative impacts on our community. Our opposition is based on several key concerns, including a lack of adequate infrastructure, issues of safety and traffic, the potential decrease in property values, and the elimination of green space and lifestyle that inspired us to build in this neighborhood, and frankly in West Lenexa.

First, the current infrastructure in our area is insufficient to support the increased population density that this rezoning would bring, specifically the intermediate density zoning. Our neighborhood roads were designed for a low-density agricultural and single-family residential community. The addition of numerous new multi-family homes would place a severe and unsustainable strain on these existing systems, potentially leading to road degradation. This lack of preparatory infrastructure would create immediate and long-term problems for all residents. One major concern we have is the heavy traffic we already see coming on and off of Prairie Star Parkway from K-7. We have personally been stuck so far back in traffic during a red light trying to turn left onto Prairie Star Parkway from K-7 Northbound that we were still on K-7. This is already incredibly hazardous. How can adding 60 townhomes and 18 homes do anything but make this worse? In addition, the traffic circle at Dunraven and Prairie Star Parkway can also be terribly over-trafficked and dangerous-another example of infrastructure set up for low density living, not continuous sprawl of overbuilding. The additions of businesses, specifically the gas station without other exits, have added significant traffic to the roundabout where we already have numerous teenage drivers from our parochial school just down the road. This would add significantly to the only main entrance to this part of the neighborhood, and the flow is already congested during peak hours. Making things worse, we understand the entrance from K-7 to the current farm and Monticello church will be closed completely. The local road network is not designed to handle a significant increase in daily vehicle traffic. We are sure you know, but the roads in our neighborhood, specifically in this area around Dunraven have just been repaired within the last few months.

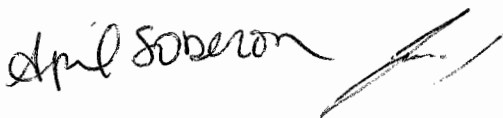
Furthermore, we have serious concerns regarding public safety and traffic, as evidenced by the police activity that is prevalent around the rental townhouse properties, down the road on Dunraven toward 89th Terrace, near K-7. Introducing hundreds of new cars from the proposed development would exacerbate this situation, creating unsafe conditions for drivers, pedestrians, and especially children. One of the selling points of our area and our neighborhood specifically has been the safety and walkability throughout the areas of the neighborhood, including multiple paths, which we fear we will lose with this many new cars driving around. This green space is not just for aesthetic appeal; it is an integral part of our local ecosystem and contributes to the overall health and well-being of the neighborhood. Though we do not have quantifiable data to back this claim, only our observations on multiple occasions and discussions with other neighbors, but most of the cars we are concerned about currently speeding through the area down Dunraven are cars headed to the townhomes. We are very concerned that adding many more multifamily rentals will only make this worse. Bottom line-the significant proposed increase in traffic will pose a serious risk to our community's well-being.

The proposed rezoning also threatens the property values of existing homes in the area. The current AG zoning and low-density residential character are what define our neighborhood and contribute to its value. Changing the zoning to allow for higher-density residential developments would fundamentally alter the character of the community, potentially deterring future buyers who seek a more green, spacious environment. To be candid, having an entire development of rentals directly across the street from homes valued at half a million dollars and up could absolutely lead to a decrease in the market value of our properties. We cannot stress enough the concern we have in the potential eroding the investment that many of us have made in our homes. Our family bought our home less than five years ago, and though we are happy to see growth in Lenexa, the commission and council must see that rezoning such as this seems to homeowners like us as nothing less than a betrayal of our trust, peace of mind, a lack of care for our life choices, decisions and best interest.

For these reasons, we urge you to reject the proposed rezoning and this project specifically. We believe a careful consideration of the long-term impacts on our infrastructure, safety, property values, and general care for your fellow community members choices as to why we chose the neighborhoods we chose to live in, will lead you to the conclusion that this rezoning is not in the best interest of the community.

Thank you for your time and consideration of this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read "April Soberon", followed by a long, sweeping horizontal stroke.

April and Jorge Soberon

TO: Planning and Zoning Committee members

REF: RZ25-07 & PL25-12P

Please review the attached petition that <sup>355</sup>~~330~~ members of the neighborhoods affected by the captioned rezoning request have signed. This rezoning action will add additional impact to our ability to enter and leave our community safely.

A rezoning of this property from AG to RP-1 and RP-2 (adding another 86 residences) will force residents in that area to access Prairie Star Parkway (the nearest main road) at an already busy section on Dunraven. The development plans for this area shows that the potential of **FOUR (4) cars for each resident** is being planned. Their entrance/exit will be on the curve beside Suburban Lawn & Garden and just 1/3 mile (1900 ft ) from the large roundabout on Prairie Star Parkway between the Casey's and the Advent hospital services.

Additionally with Hwy K7 access to the property being removed ALL CONSTRUCTION equipment will be using the Dunraven access to the property which will impact the conditions of the road surface.

Our area has only one other exit to Prairie Star Parkway which is West on PSP at Gleason Road and not convenient to most residents. In addition to the concerns listed in the petition there is a large gas pipeline that runs through our neighborhood. Should there be any issues with that pipeline there will be many residents unable to leave their property.

- There is NO access from the back of our neighborhood to 83<sup>rd</sup> Street.
- There is NO access from our neighborhood to Clair Road (which does connect to 83<sup>rd</sup> Street).

Before approving this additional development **we are respectfully requesting that a traffic analysis be done and improvements to this area be completed to make it safer for everyone before adding more residential housing/traffic.**

***Respectfully submitted – the neighborhoods of the Reserves, Reserves Plat 8 and Prieb apartments.***

### **Petition to Deny Rezoning Application**

The undersigned residents of the Reserves subdivision hereby protest the proposed rezoning permit as set forth in **application number RZ25-07** for the following reasons:

- This new development's main entrance will be to Dunraven since the K7 access to the property is being removed.
- Increased traffic flow on Dunraven to and from Prairie Star Parkway roundabout. This roundabout already has significant traffic as it is the main traffic way for new development/residences West on PSP and also the student drivers that attend St. James Academy (over 1000 students enrolled).
- Most residents plus rental apartment dwellers in Reserves Townhomes use Dunraven as the primary exit and access to Prairie Star Parkway (PSP). The approximate number of residencies within this area is approximately 700 residences. **MANY residences have more than one driver.**
- The only other access to Prairie Star Parkway (or out of the above neighborhoods) is to head West to Gleason and then to PSP.
- Rental property dwellers are less concerned about upkeep of the area they live in vs. homeowners.
- There is more of a need to provide small/starter single family OWNED homes than rentals. According to Realtors there are individuals who want to own a small home to build equity rather than rent but there are not enough properties being developed with that in mind.
- The traffic department of Lenexa has not done a traffic analysis to determine the addition of 86 homes impact to traffic on Dunraven. **We would like to request a new traffic analysis be done before approval. Please include any future plans for road development in the area.**



## PETITION TO DENY REZONING APPLICATION

The undersigned residents of the Reserves subdivision hereby protest the proposed rezoning permit as set forth in **application number RZ25-07** for the following reasons:

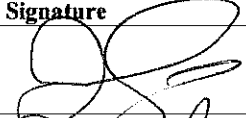
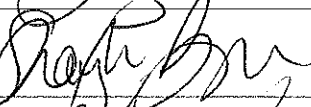
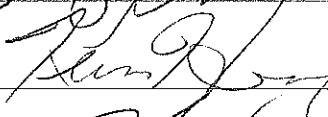
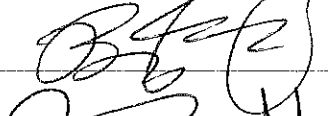
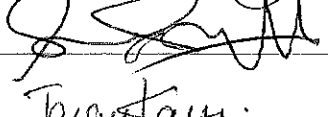
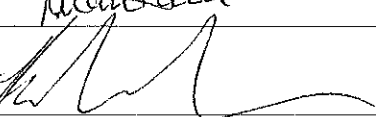
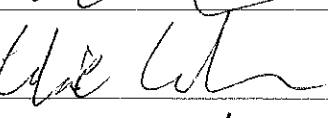
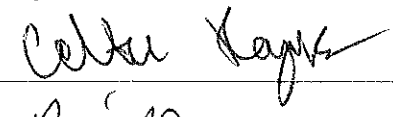
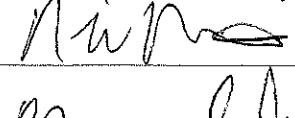
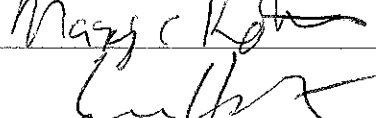
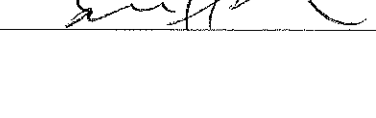
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Printed Name	Signature	Address (Lenexa KS 66227)
KAREN ZANNER	Karen Zanner	8950 SUNRAY DR
GARY LESUER	Gary Lesuer	8911 SUNRAY DR
Mary Lesuer	Mary Lesuer	8911 Sunray Dr.
David Scanlan	David Scanlan	8937 Sunray Dr.
Gay Scanlan	Gay Scanlan	8937 Sunray Dr.
Cheryl Stark	Cheryl Stark	8985 Sunray Dr.
THOMAS STRANDELL	Thomas Strandell	8985 Sunray DR
Abby Silvius	A.S.	9035 Sunray dr
Drew Silvius	D.S.	9035 Sunray dr.
ALEC TILLERY	Alec Tillery	8723 Dunraven Street
TABETHA TILLERY	Tabetha Tillery	8723 Dunraven St.
Allison Conner	Allison Conner	8912 Sunray Drive

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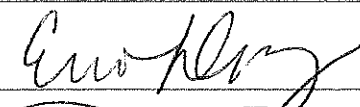
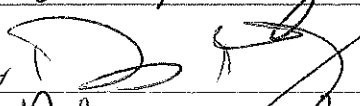
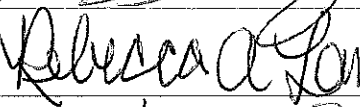
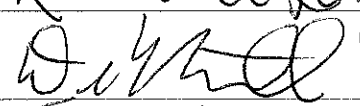
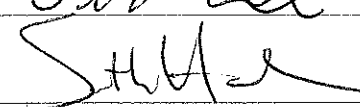
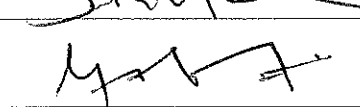
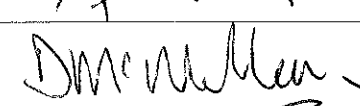
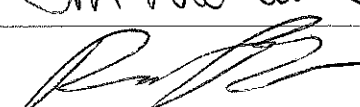
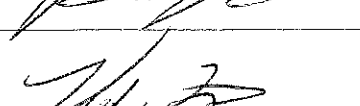
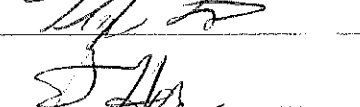
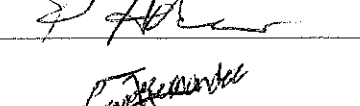
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Printed Name	Signature	Address (Lenexa KS 66227)
Jacqueline Littell		9056 Mesquite St Lenexa, KS 66227
Shaylene Butler		9058 Mesquite St Lenexa, KS 66227
Kevin Hardy		9062 Mesquite Lenexa KS 66227
Brittiani Moore		9049 Mesquite St Lenexa KS 66227
Sumit Barra		9000 Mesquite St Lenexa KS 66227
TARANBIR BASRA	Taranbir	9000 Mesquite St Lenexa KS 66227
Brock Gilmore		23650 W 88 <sup>th</sup> Ter Lenexa KS 66227
Claire Gilmore		23650 W. 87 <sup>th</sup> Ter Lenexa, KS 66227
Colton Rogers		23600 West 90 <sup>th</sup> St Lenexa KS 66227
Nicholas Roberts		23584 W 90 <sup>th</sup> St Lenexa, KS 66227
Margaret Roberts		23584 W 90 <sup>th</sup> St Lenexa, KS 66227
Sam/Kayci Harding		23568 90 <sup>th</sup> St Lenexa, KS 66227

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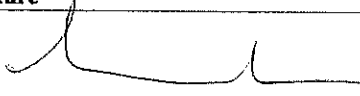

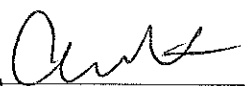
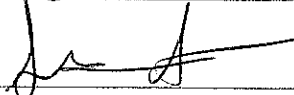
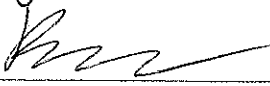


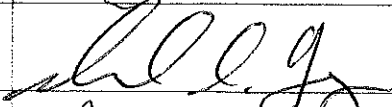
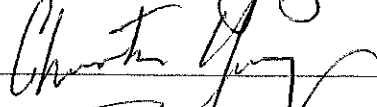
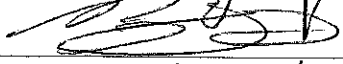
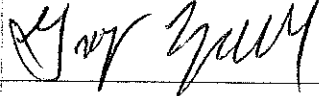

Printed Name	Signature	Address (Lenexa KS 66227)
Erin Donnelly		23501 W 90th St
Dennis Dourley		23501 W 90th St
Rebecca Lang		23531 W. 90th St
Dean & Sarah Marsinelli		9016 Driftwood St
Seth & Grace Holman		9028 Driftwood St.
Gokul & Vanitha Subramanian		9040 Driftwood St.
DAVID McMILLAN JESSICA McMILLAN		9063 DRIFTWOOD ST
TOM Ryan Boyd Kim		9064 Driftwood St
Kyle Tuttle		9073 Mesquite St
ASHLEY Hutchison		9073 Mesquite ST.
Clarence Hernandez		23600 W 90th St



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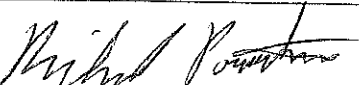
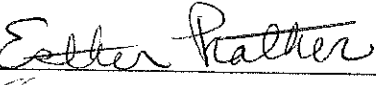
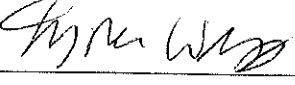
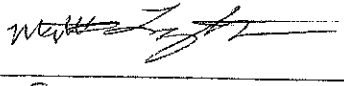
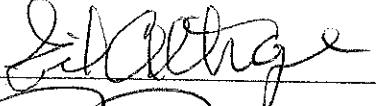
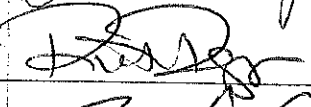

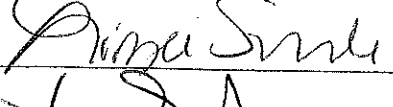

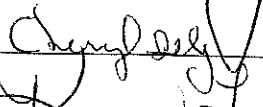
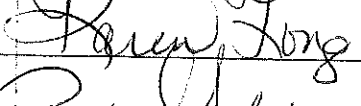

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Harry Shaw		8962 Sunray dr
Vizi Shaw		11
Andrew Stephens		23519 W 89th St
Stasha Stephens		11
Brendan Sheehy		23515 W 89 ST
Makisa Sheehy		23515 W 89th St
Michael Jianas		23516 W 89th St
Daniel Young		23512 W. 89th St
Chris Young		23512 W. 89th St
Billy Wuldo		23508 W 89th St
Greg & Amanda Zickel		23509 W 89th St
Rachel & Devon Burrell		23595 W. 89th Ter.

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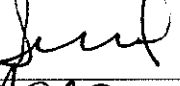


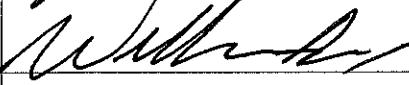
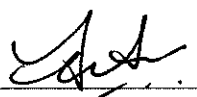

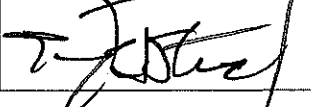
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Richard Prather		23602 W 89th terr
Esther Prather		23602 W 89th terr
Tyra Wang		23614 W 89th terr
Matt Leighton		23614 W 89th terr
GIL ALTHAGE		23638 W. 89th St
Ruth Rogers		23561 W 90th St
Trevor Smith		23536 W. 90th
Lizeth Smith		23536 W. 90th
Ken Illy		9026 Quill St
Cheryl Illy		9026 Quill St.
Karen Long		8840 Quill St
Rita Gelsheimer		8841 Quill St

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Julio Gomez		8742 Dunraven St Lenexa KS. 66227
Eddie Gomez		Dunraven St.
Purna Biswa		23521 W. 88th St. Lenexa, KS 66227
Sunaina Kumar		↓ ↓
Martha Chmielewski		23507 W 88th St Lenexa 66227
Kyle Chmielewski		23507 W. 88th St Lenexa, KS 66227
William Cox		23511 West 88th St. Lenexa, KS 66227
Carrie Cox	Carrie Cox	23511 W 88th St Lenexa, KS 66227
Logan Cox	Logan Cox	23511 W 88th St Lenexa, KS 66227
Ajith Menon		8739 Dunraven St Lenexa, KS 66227
Pranoda Menon		8739 Dunraven St Lenexa 66227
Tina Strickland		8735 DUNRAVE ST



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Karen Cartledge	Karen Cartledge	23415 W. 89 <sup>th</sup> Terr
SANDI NORTON	Sandi Norton	8924 Inkster
Craig Maxim	Craig Maxim	8892 Findley St.
Kathleen Fox	KATHLEEN FOX	8929 INKSTER
Mary Jo Gerrity	Mary Jo Gerrity	8888 Findley St.
Michelle Schrage	Michelle Schrage	88916 Findley St
Robert L. Franzese	Robert L. Franzese	23419 W. 89 <sup>th</sup> Terr
Ruth Evill	Ruth Evill	8967 Inkster
Deanna G. Stoddard	Deanna G. Stoddard	8927 Meadow View Dr.
Stephanie T. Stoddard	Stephanie T. Stoddard	8927 Meadow View Drive
Justin Russell	Justin Russell	8900 INKSTER ST
Jordan Russell	Jordan Russell	8900 INKSTER STREET

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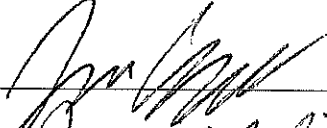
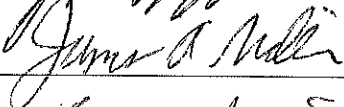

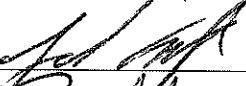

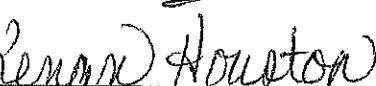
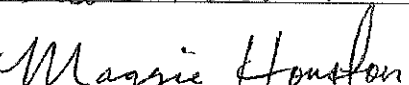
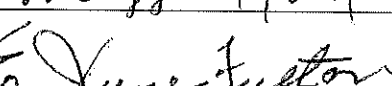
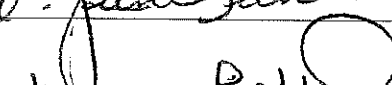
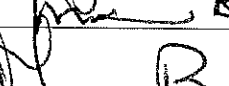
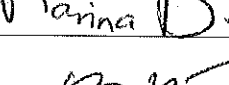
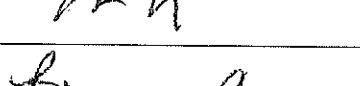
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Jamil Dowd	Jamil Dowd	8932 Meadow View Dr Lenexa, KS 66227
Joseph Phillips	Joseph Phillips	23223 W 90th Ter Lenexa KS 66227
Danny South	Danny H. South	23203 W 90th Ter Lenexa, KS 66227
Harley Pittman	Harley Pittman	23204 W. 90th Terr.
Garzy Bury	Garzy Bury	23210 W 90th Terr Dr.
Janet J. Rippet	Janet J. Rippet	9026 Meadow View
Claudia Russell	Claudia Russell	9027 Meadow View Dr
Karen Cooper	Karen A. Cooper	23318 W 90th Street
Stacy Pellerito	Stacy A. Pellerito	23314 W. 90th Street
Mary Dowsley	Mary Dowsley	23313 W 90th Street
Linda Mealman	Linda Mealman	9012 Meadow View Dr.
Patrick Bryant	Patrick Bryant	23300 W. 90th Terr. Lenexa, KS 66227

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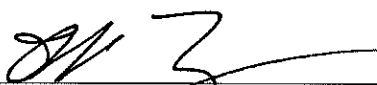

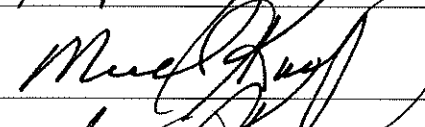
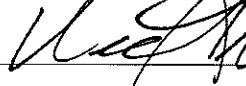
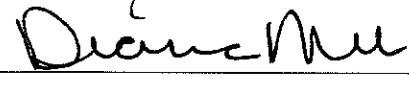
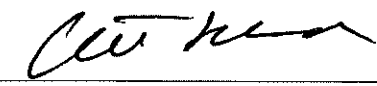

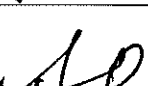
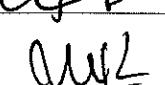

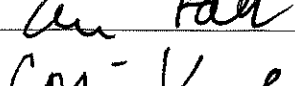
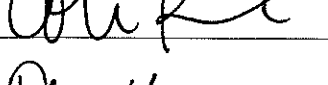
Printed Name	Signature	Address (Lenexa KS 66227)
Jane Campbell		23417 W 90 <sup>th</sup> Ter
James A Miller		23421 W 90 <sup>th</sup> Terr.
Linda J. Miller		23421 W 90 <sup>th</sup> Terr
flor Wyche		23431 W 90 <sup>th</sup> Terr
Michael Stand		23420 W 90 <sup>th</sup> Terr
Renan Houston		9037 Meadow View
Maggie Houston		9037 Meadow View
Jane Fulton		9046 Meadow View
Mary Ann Ballard		9045 Meadow View
Marina Barreto		9047 Meadow View dr.
Cory Crab		9049 Meadow View
Bruce Cooper		9051 Meadow View



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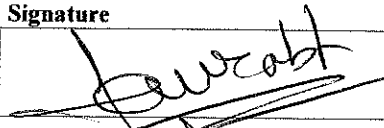



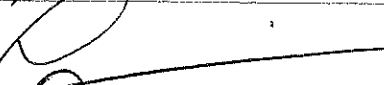
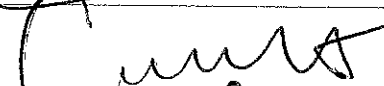

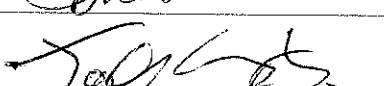
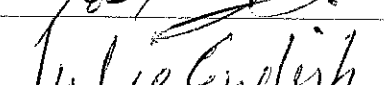
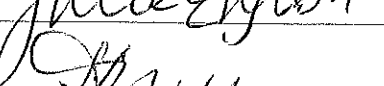
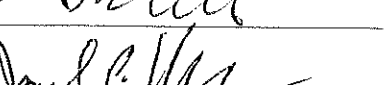
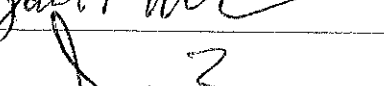
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Jeff Zimmerman		8731 DUNRAVEN
Stacy Volkens		8727 Dunraven St.
Michael Kary		8704 Dunraven St.
Virginia Kary		8704 Dunraven St.
Dianna Miller		8736 Sunray Dr.
Arthur Miller		8736 Sunray Dr.
Herman Miller		8736 Sunray Dr.
Max Denney		8747 Sunray Dr.
Kathya Mulke		23513 <sup>W</sup> 89th Terrace
Araron Falk		8804 Sunray Dr.
Cori Krumme		8812 Sunray Dr.
Dan Krumme		8812 Sunray Dr.

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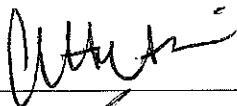
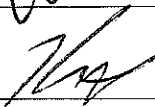

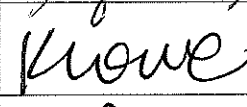
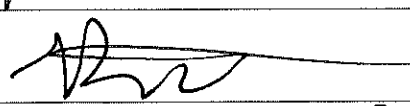
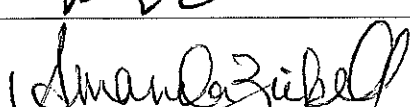
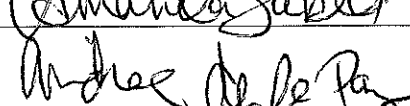
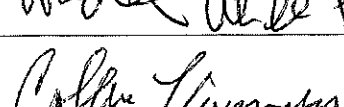
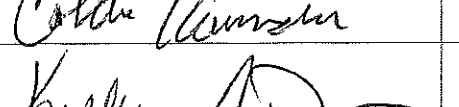
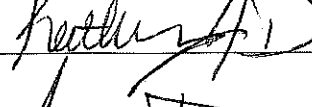
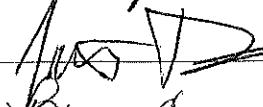
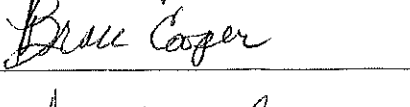
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Sourabh Kothari		9104 Sunray Dr.
Nitisha Kothari		9104 Sunray Dr.
Cheryl Moore		9107 Sunray Dr.
Doris Moore		9111 Sunray Drive
Michelle Ochipint		9136 Sunray Dr.
Cary Ochipint		9136 Sunray Dr.
Jeri Graniewski		9204 Sunray Dr.
Joel English		23608 W. 91 <sup>st</sup> Ter
Julie English		23608 W. 91 <sup>st</sup> Ter
Harish Mehta		23612 W 91st Ter
Jacob Hardman		9208 Sunray Dr.
Trineo Barrow		23616 91 Ter

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Ashley Hutchinson		9073 Mesquite St.
Kyle Tuth		9073 Mesquite St
LARRY DAUGHERTY		8800 QUILL ST.
Katie Lowe		23611 W 92nd St.
Ryan Stroud		9132 Sunray Dr
Amanda Ziebell		23509 W. 89th Ln.
Andrea de la Paz		23635 W 92nd Ter
Collin Thomsen		9039 Sunray Dr.
Katheryn Diemler		8923 Sunray Dr
Joshua Diemler		8923 Sunray Dr.
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• Mary Greene	Mary Greene	23735 W 87 <sup>th</sup> Terr
• David Greene	David Greene	23735 W 87 <sup>th</sup> Terr
• Steve Shaw	Steve Shaw	23509 W 90 <sup>th</sup> St
• Sarah Shaw	Sarah Shaw	23309 W 90 <sup>th</sup> St
• Pr. Hiam Moen	Pr. Hiam Moen	9049 Mesquite St
• Gloria MacDonald	Gloria MacDonald	23725 W 88 St
• Jona Kiesel	Jona Kiesel	23691 W 90 <sup>th</sup> Terr.
• Kenneth Kiesel	Kenneth Kiesel	23691 W 90 <sup>th</sup> Terr
• Cynthia Afs	Cynthia Afs	23520 Quail Street
• Mary Grant	Mary Grant	23433 W 90 <sup>th</sup> St.
• Steve Prentiss	Steve Prentiss	23522 W 88 <sup>th</sup> St.
• Jim Mickelson	Jim Mickelson	23508 W 88 <sup>th</sup> St.

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John Carter	John Carter	9050 Mesquite
Ben Peine	Ben Peine	9137 Kenton
Sharon Peine	Sharon Peine	9137 Kenton St
Dan Nondorf	Dan Nondorf	23805 W 92nd Ter
Faye Upchurch	Faye Upchurch	23305 W. 90th St.
Beth Lynn	Beth B Lynn	23307 W. 90th St.
Mark Little	Mark Little	9010 Meadow View Dr W
Marvin A. Davis	Marvin A Davis	9074 Mesquite St.
Don Gentry	Don Gentry	23802 W 92nd Ter
Asmer Melton	Asmer Melton	9013 Mesquite St
Dannelle Berg	Dannelle Berg	9013 Mesquite St.
Diane Prentiss	Diane Prentiss	23502 W. 88th St.

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Printed Name	Signature	Address (Lenexa KS 66227)
Barbara Messer	Barbara messer	23305 W 90 <sup>th</sup> Terrace
MONTIE HOLMQUIST	[Signature]	9057 Meadow View Drive
STEVE J SCHELL	[Signature]	8944 MEADOW VIEW DRIVE
Denise Guando	Denise Guando	8948 Meadow View Dr.
CM MULLALL	cm Mullall	8947 Meadow View Dr.
Nancy Rose	Nancy Rose	23715 W 87 <sup>th</sup> Terr
Amy Messer	Amy Messer	23214 W. 90 <sup>th</sup> Terr.
Rosy Jennemann	Rosy Jennemann	8812 Quail St.
Mary Ann Ballard	Mary Ann Ballard	9045 Meadow View Dr.
Connie S Adams	Connie S Adams	9054 Meadow View Dr.
Dorothy McMullen	Dorothy McMullen	9050 Meadow View Dr.
Mike McMullen	Mike McMullen	9050 Meadow View Dr.



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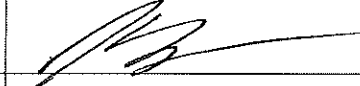




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Joyce Welch	Joyce Welch	23418 W. 90 <sup>th</sup> St.
Abby Thomsen	Abby Thomsen	9034 Sunray Dr.
Connie Hardy	Connie Hardy	9062 Mesquite St
Connie Cross	Connie Cross	23602 W. 92 <sup>nd</sup> St.
Bill Nees	Bill Nees	9047 Sunray Dr.
Julie Davis	Julie Davis	9074 Mesquite St.
Debbie Herrman	Debbie Herrman	8715 Dunraven St.
Ron MacSonnies	Ron MacSonnies	23725 W. 88 <sup>th</sup> St.
Laraine Taylor	Laraine Taylor	9006 Meadow View Dr.
Max Kretzer	Max Kretzer	9037 Mesquite Street
April Soberon	April Soberon	23671 90 <sup>th</sup> Terr.
Marilyn Daugherty	Marilyn Daugherty	9800 Quill St.

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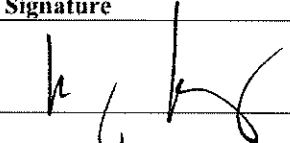
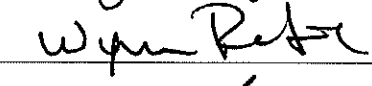

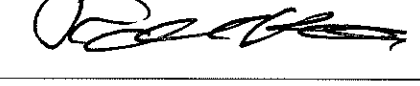

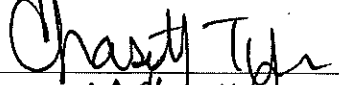

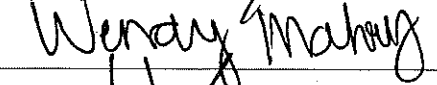

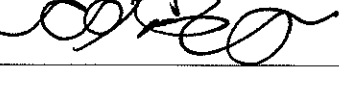
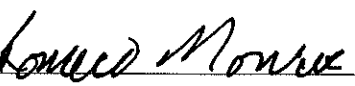
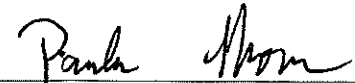
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Printed Name	Signature	Address (Lenexa KS 66227)
Natalie Mickelson	Natalie Mickelson	28508 W. 88th St.
Kylee Bunck	Kylee Bunck	8924 Meadow View Dr
Kenan Houston	Kenan Houston	9037 Meadow View Dr.
Dshun Beaman		9066 Mesquite St.
SUSAN BEAMAN		9066 Mesquite St.
Deborah Baekowski		23600 W. 91st terrace
Ashley Nguyen		9041 Meadow View Dr.
LINDA HUTSLER	Linda Hutslers	9054 Mesquite
DAVID HUTSLER	David Hutslers	11
Ramona Sadler	Ramona Sadler	23317 W 91st Terr
DUTCH SADLER	Dutch Sadler	23312 W. 90th terrace
FARMER, Matthew		23590 W. 89th terrace

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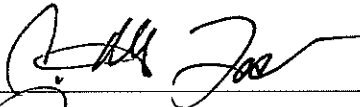
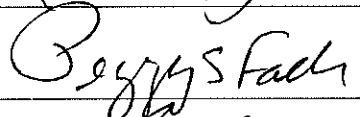
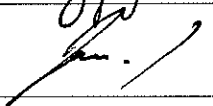
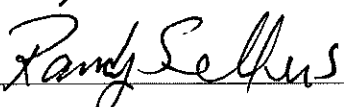

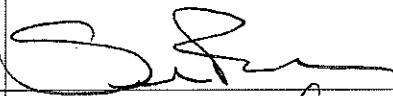
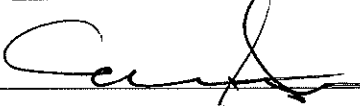


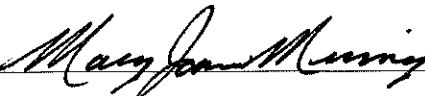
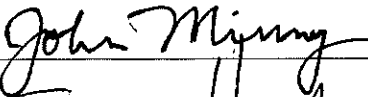
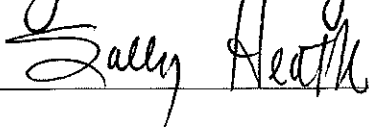
Printed Name	Signature	Address (Lenexa KS 66227)
Mary Barkpomb		8969 Nueva Lenexa KS 66227
Wynnea Robertson		8951 Findley St Lenexa
Sam Immenschuh		8933 Findley St
Todd Brewer		8903 Dunraven St
Valerie Wilkus		8831 Dunraven St.
Chastity Tyler		88501 West 88th
Pete Mahoney		23504 W 89th St
Wendy Mahoney		23504 W. 89th St.
Lee Shun Lin		8813 Dunraven St
CHIKTON YIM		8813 DUNRAVEN ST.
Louise Monroe		8747 Dunraven St
Paula Monroe		8747 Dunraven St



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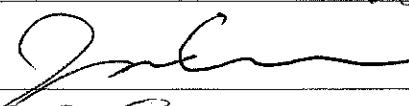
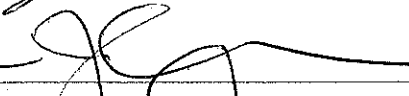
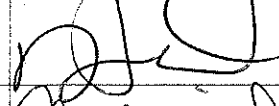
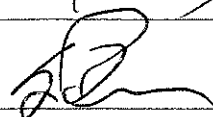
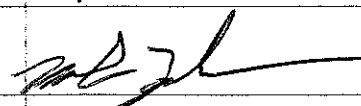
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CHARLES A FACH		23717 W 88 <sup>th</sup> ST
Peggy S Fach		23717 W. 88 <sup>th</sup> Street
Jorge Soberon		23671 90 <sup>th</sup> Ter.
Randy Sellers		8852 Quill ST
Kyle Rickett		9116 Sunray Dr.
Sue Rogers		8895 Sunray Drive
Carl Antes		8895 Sunray Drive
Connie Mottall		8947 Meadow View Dr.
Susie Marsh		<del>88</del> 8923 Meadows View Dr
MARY SANE MINNEY		8940 MEADOW VIEW DR
JOHN MINNEY		8940 MEADOW VIEW DR
Sally Heath		8952 Meadow View Dr.

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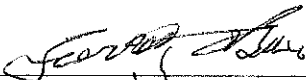
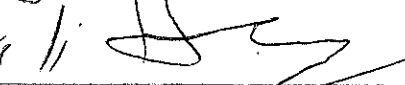
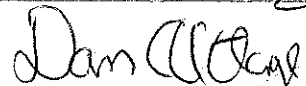
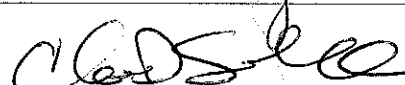
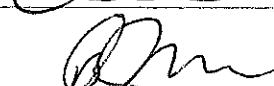
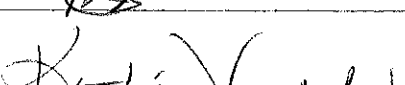
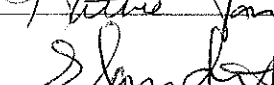



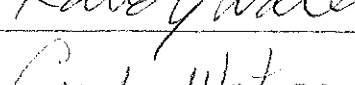
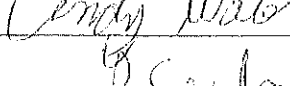
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Blair Gussman		9012 Mesquite St Lenexa, KS 66227
Devi Pinnana	Devi	9012 Mesquite St, Lenexa, KS 66227
Chelsea Caldwell	Chelsea Caldwell	9006 Mesquite St Lenexa, KS 66227
Jarrod Caldwell		9006 Mesquite St Lenexa, KS 66227
Jennifer Schwa		9046 Sunray Dr Lenexa, KS 66227
Desirae Zuhl		9059 Sunray Dr Lenexa, KS 66227
Clyde Miller	Clyde Miller	8986 Sunray Dr Lenexa, KS 66227
Nancy Miller	Nancy Miller	11 11
Eric Brewer		8974 Sunray Lenexa, KS
JERRI BREWER	JERRI BREWER	11 11
Mark Zuber		8950 Sunray Dr.
Terry/Sandy Watkins	Terry Watkins	8938 Sunray Dr.

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FORREST BROWN		9427 SUNRAY DR Lenexa, KS 66227
Hassan Eghbali		9419 SUNRAY DR
Dan Althage		23200 W 94th Ter
Chontha Sryoguch		23704 W 94th Ter
BALJINDER TUNNAN		23705 W 94th Terr
Kathie Vandeleur		23701 W 94th Terr
ELVIS FOSSCH		9315 Kenton str
Lynette Harmon		9321 Kenton St
Cindy Carter		9050 Mesquite
RANDY WATERS		23617 W 95th Terr
Cindy Waters		23617 W 95th Terr
Gurpreet Samra		23716 W 95th Terr



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MARGIE KESSLER	M Kessler	23713 W 88th
Ken Kessler	Ken Kessler	27713 W. 88th St.
Cathleen Peterson	Cathleen Peterson	23714 W. 88 Terrace
Kaye LeCluyse	Kaye LeCluyse	23720 W 88th St.
John LeCluyse	John LeCluyse	23720 W 88th St.
Linda Gamble	Linda Gamble	23708 W 88 St.
Betty Anastaso	Betty Anastaso	8839 Quill St.
Debbi J. Adams	Debbi Adams	8828 Quill St.
Micki Lavres	Micki Lavres	8816 Quill St.
Sonda Caffrey	Sonda Caffrey	8804 Quill St.
Mary Swagerty	Mary Swagerty	23721 W 88th St.
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Jane Croskey	Jane Croskey	9053 Meadow View Dr. Lenexa 66227
Frank Croskey	Frank L Croskey	9053 Meadow View Dr. Lenexa, KS 66227
DEBORAH NIX MOGAN	EBurcin	23222 W. 90TH TR Lenexa KS 66227
BRANDON MERRIDG	Brandon Merridg	23227 W. 90TH TERR. LENEXA, KS 66227
Gary L Southern	Gary Southern	23207 W 90th Ter Lenexa, KS 66227
LANCE TABURON	Lance Taburon	23207 W. 90TH TERR LENEXA, KS. 66227
Daniel Thorp	Daniel Thorp	22219 W 90th Ter Lenexa, KS 66227
Tracy Cley	Tracy S. Cley	8869 Findley Lenexa KS 66227
Deborah Gottsburen	Deborah Gottsburen	23423 W 90th St Lenexa KS 66227
John Mattox	John Mattox II	8819 Sunray Drive Lenexa, KS 66227
Manez S. Virdi	Manez S. Virdi	8815 Sunray Dr Lenexa KS 66227
J. Cort Crevista	J. Cort Crevista	23700 W 87th Ter 66227

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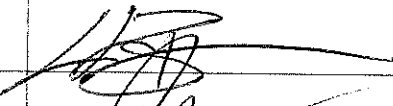

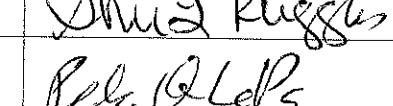
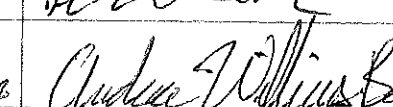
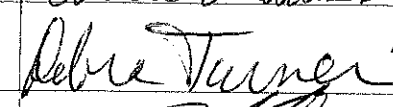

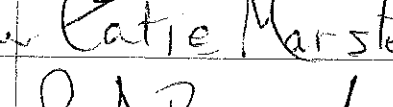
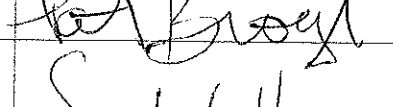
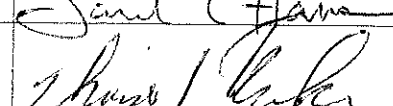
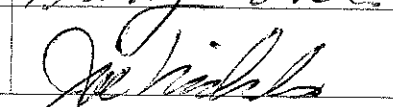


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Robert L Lisenber	ROBERT L LISENBER	9235 KENTON
Ed Del Marzio	Ed Del Marzio	9175 Kenton
Paul A McLenon	Paul A McLenon	9144 Kenton St
Mary E McLenon	Mary E. McLenon	9144 Kenton St
Glen Phillips	Glen Phillips	9148 Kenton St
Kok B Chang	Kok B Chang	9136 Kenton St
Joe Schaefer	Joe G. Schaefer	9133 Kenton St
Karen VanHercke	Karen VanHercke	9141 KENTON
Alicia Uhl	Alicia Uhl	9214 Kenton St.
Don Kootie	Don Kootie	9222 Kenton St
Don Hamlen	Don Hamlen	9224 KENTON
Joe Heater	Joe Heater	23810 W 90th St



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Printed Name	Signature	Address (Lenexa KS 66227)
Wesley Bethari		23631 W. 92nd Ter
Tim Epperson		23629 W 92nd Ter
Sheri Ruggles		23625 W 92nd Ter
Pedro de La Paiz		23635 W 92nd Ter
Andrea Williams-Baye		23622 W. 92nd Terr
Debra Turner		9242 Sunray Dr.
Roger Gattis		23610 W 93rd St
Catie Marsteller		23725 W. 92 Terr.
Pat Brough		23721 W 92nd ter.
Sarah Hanson		23720 W 92nd ter
Thomas N. Han		23722 W 92nd Ter
Joe Nichols		23728 W 92nd Ter

Petition to Deny Rezoning – RZ25-07  
Hedge Lane Residential Project

Page 1 of       

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Printed Name	Signature	Address (Lenexa KS 66227)
Judi E. Miller-South	Judy E. Miller-South	23203 W 90th Terr
Daniel Michael Henry South	Daniel Michael South	23203 W. 90th Terr. <sup>Lenexa</sup> KS
Patricia Holmquist	Patricia Holmquist	23211 W 90th Terrace
Judith D. Willis	Judith D. Willis	23215 W 90th Terr
Gaye E Willis	Gaye E Willis	23225 W 90th Terr
Daniel R. Thorp	Dan Thorp	23219 W. 90th Terr
Joann K. Motter	Joann K. Motter	23321 W. 90th Terr.
Charles W. Motter	Charles W. Motter	23321 W. 90th Terr.

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Printed Name	Signature	Address (Lenexa KS 66227)
Gary Gebheine	Gary Gebheine	8841 Quill St
Engene Parker	EUGENE PARKER	8848 Quill
MARILYN SCHEIDT	Marilyn Scheidt	8900 Sunray Dr
Bill Davis	Bill Davis	23508 W. 93rd
Richard Smith	Richard Smith	23427 W 90th St
Heather Weed	Heather Weed	9052 Driftwood St
Leslie Davis	Leslie Davis	23508 W. 93rd St.
Alan Weed	Alan Weed	9052 Driftwood St.
Amanda Ziebell	Amanda Ziebell	23509 W. 89th St.

April or Jorge Soberon  
will speak @ meeting



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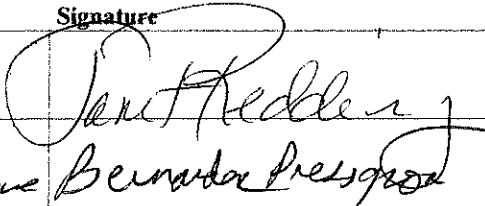
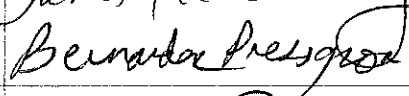


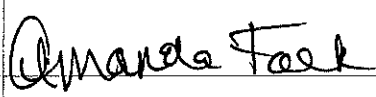

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Printed Name	Signature	Address (Lenexa KS 66227)
Jakeen M Washington	Jakeen M Washington	23813 W 912nd Ter
Seneca Sanders	Seneca Sanders	9304 Sunray Drive
KARWINDER SINGH	KARWINDER SINGH	9308 SUNRAY DR
Ajany Pairsen	Ajany Pairsen	9312 Sunray Dr. Lenexa KS 66227
BALJINDER K	BALJINDER K	913-313-2111 23803 W 91st Ter 66227
Brandi Hoff	Brandi Hoff	23807 W 91st Ter Lenexa KS 66227
Cathy Nees	Cathy Nees	8947 Sunray Dr Lenexa, KS 66227
Julian Woodard	Julian Woodard	23604 W 91st Ter
LARRY WOODARD	LARRY WOODARD	23604 W 91st Ter

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Printed Name	Signature	Address (Lenexa KS 66227)
Janet Redding		23718 W. 88th Street
Bernadene Pressgrove		23706 W 88th ST
Michael Pressgrove		23706 W 88th ST
Howard W. Curtis		8928 MEADOW HILL DR
Amanda Falk		8864 Sunray DR
Candice Falk		8804 Sunray DR.





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Printed Name	Signature	Address (Lenexa KS 66227)
[REDACTED]	[REDACTED]	[REDACTED]
Marla Sellers	Marla Sellers	8852 Quiv 52 - Lenexa
Amy Hill	Amy Hill	8816 Sunray Dr Lenexa KS 66227
Marsha Barrett	Marsha Barrett	8824 Sunray Drive Lenexa, KS 66227
Gretchen Schnitz	Gretchen Schnitz	8718 Sunray Dr.

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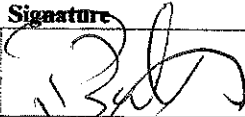
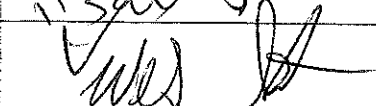
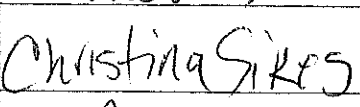

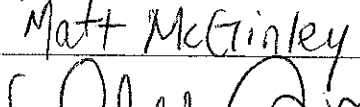
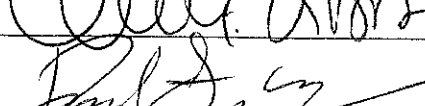
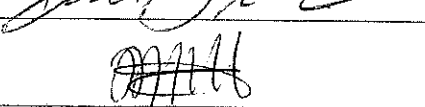
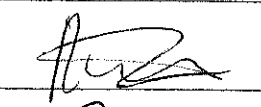

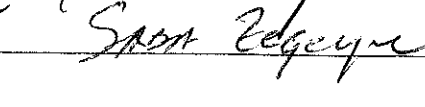

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Janelle Lemon	Janelle Lemon	9149 Kenton Street
JOE LEMONS	Joe Lemon	9149 Kenton St.
Heidi Benton	Heidi Benton	9140 Kenton
James Benton	James Benton	9140 Kenton
HARPAL	Singh	23083 Kenton
Yank	Lucas Vitzum	23729 W 92nd Terr
Brady Chrysler	Brady Chrysler	23724 W. 92nd Terr
BAJINDER R	BAJINDER R	23803 W 91st Terr
PAKAMJEET SINGH	Paks	23624 W 93rd Terr
Karwaljit K	Karwaljit K	23624 W 93rd Terr
Gurpreet Sangha	Gurpreet Sangha	23716 W 93rd Terr
KANAWJEET K	Kanawjeet K	9316 Sunray Dr
Liza Stubbs	Liza Stubbs	9132 Kenton St
Steve Stubbs	Steve Stubbs	9132 Kenton St

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Printed Name	Signature	Address (Lenexa KS 66227)
Patrick Butler		9058 Mesquite St.
Wes Sikes		23708 W 94 <sup>th</sup> St.
Christina Sikes		23700 W 94 <sup>th</sup> St.
Andrea McGinley		23621 W 93 <sup>rd</sup> Ter
Matt McGinley		23621 W 93 <sup>rd</sup> Ter.
Megan Franks		9238 Sunray Dr.
David Frank		9238 Sunray Drive
Daniel Kifir		23707 W 94 <sup>th</sup> St Lenexa KS 66227
Aster Zegeye		23707 W 94 <sup>th</sup> St Lenexa KS 66227
Tadele Kessaye		23703 W 94 <sup>th</sup> St Lenexa KS 66227
Saba Zelelew		23703 W 94 <sup>th</sup> St Lenexa KS 66227

## COMPREHENSIVE PLAN REVIEW

<b>Staff Planners:</b>	Stephanie Sullivan, AICP	<b>Location:</b>	City-wide
	Jessica Lemanski	<b>Project Type:</b>	Comprehensive Plan Review



## GUIDING GROWTH FOR A VIBRANT AND THRIVING **LENEXA** COMPREHENSIVE PLAN

### PROJECT SUMMARY

The [Comprehensive Plan](#) represents the City's official roadmap for the future, which is intended to guide Lenexa for the coming years. The Comprehensive Plan is a policy guide that outlines actions to work towards achieving the City's vision. Because conditions change over time, it is necessary for Lenexa to revisit the Comprehensive Plan periodically and update it as needed. Kansas statute 12-747(d) requires that – "At least once each year, the planning commission shall review or reconsider the plan or any part thereof and may propose amendments, extensions or additions to the same. The procedure for the adoption of any such amendment, extension or addition to any plan or part thereof shall be the same as that required for the adoption of the original plan or part thereof."

This report provides a summary of the past year's development and reflects how the zoning and development decisions have served to achieve the goals, policies, and recommendations of Lenexa's Comprehensive Plan, which was last updated in July 2024. Staff provides recommended amendments to the Comprehensive Plan within this report and seeks action from the Planning Commission to initiate the amendment process. A public hearing for initiation of the amendments will be held at the October 6, 2025 Planning Commission meeting and a public hearing for the actual Comprehensive Plan amendments is scheduled for the November 3, 2025 Planning Commission meeting.

**STAFF RECOMMENDATION:**  
**ACCEPT THE ANNUAL REVIEW OF THE COMPREHENSIVE PLAN &  
INITIATE THE COMPREHENSIVE PLAN AMENDMENT PROCESS**



## BACKGROUND

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Lenexa's Comprehensive Plan is the official policy guide for future growth and development in the city. It includes overall principles and values for development, considering the many pieces of our built environment, streets, sidewalks, parks, trails, streams, watersheds, land use, development patterns, economic and demographic trends. It provides policy direction related to land use changes, planning for capital improvements and directing future growth. It is designed to preserve and enhance public health, safety and welfare through managing growth, providing adequate public services and protecting natural resources.

The City of Lenexa completed a major update to its Comprehensive Plan in July 2024. The updated plan was adopted by the Planning Commission on June 3, 2024, and by the Governing Body on July 2, 2024. Kansas statute requires that the Planning Commission review the Comprehensive Plan annually.

## SUMMARY OF GOALS OF THE 2024 COMPREHENSIVE PLAN

### **Housing & Neighborhoods**

- Prioritize creating complete neighborhoods to maintain and elevate Lenexa's high quality of life and desirability.
- Support a diverse range of housing to support residents of all backgrounds and stages of life.
- Promote the development of sustainable and resilient neighborhoods.

### **Commercial & Employment**

- Promote vibrant, attractive, and unique commercial areas with high economic vitality.
- Foster a strong local economy that offers a wide range of employment opportunities.
- Maintain and enhance high-quality, healthy working environments in all commercial and employment areas of the City.

### **Transportation & Mobility**

- Provide a safe, convenient multimodal network for all ages and abilities.
- Improve safety and access for all users of the transportation system.
- Ensure Lenexa's transportation system is sustainable and poised for the future.
- Plan for and prioritize infrastructure improvements to the City's internal and shared transportation systems.

### **Community Facilities & Infrastructure**

- Continue to provide high quality community services as the City grows.
- Be a steward of the environment and emerge as a leader in municipal sustainability.

### **Parks, Open Space & Recreation**

- Enhance, protect, and increase parks, open spaces, recreational opportunities and natural assets.
- Maintain, expand, and improve the trail system to keep the community connected.

## COMPREHENSIVE PLAN IMPLEMENTATION PROGRESS

**Reporting Period: July 2024 – September 2025.**

Since the adoption of Lenexa's Comprehensive Plan in 2024, the City has taken meaningful steps to put the plan's vision into action. Over the past year, development approvals, capital improvement investments, and policy initiatives have demonstrated strong alignment with the plan's goals. Projects have contributed to housing diversity, enhanced multimodal connectivity, supported sustainable site design, and advanced the continued buildout of Lenexa. These efforts reflect the City's commitment to ensuring that day-to-day decisions reinforce the long-term vision outlined in the Comprehensive Plan.

### IMPLEMENTATION PROGRESS: INFRASTRUCTURE

- Infrastructure improvements via the Capital Improvement Program (CIP). The CIP is a five-year plan that guides the planning, funding, and scheduling of major capital projects. These projects typically include street and bridge construction and maintenance, park and recreation improvements, and public safety initiatives. The CIP focuses on non-recurring projects that cost at least \$300,000 and have a minimum useful life of five years. Notable CIP projects completed and/or underway to advance the goals of the Comprehensive Plan include:
  - Completion of the revamped Lenexa Old Town Activity Center.
  - Completion of the Lenexa Justice Center.
  - Reconstruction of Ad Astra Pool.
  - Lenexa City Center improvements to traffic signals and pedestrian connectivity near 87<sup>th</sup> and Elmridge Drive and 87<sup>th</sup> and Scarborough Drive.
  - Santa Fe Trail Drive improvements, including a trail connection.
  - Designing 83<sup>rd</sup> Street improvements between Clare Road and Gleason Road.
  - Participating in KDOT's process of adding an interchange at K-10 and Lone Elm Road to the state highway system.
  - Completion of the annual Sidewalk and Trail Repair Program.
- Infrastructure improvements via Special Benefit District (SBD). In August 2025, the City Council established an SBD for Woodsonia Drive to be completed from 83<sup>rd</sup> Street to Prairie Star Parkway. This is a key north-south connection in Lenexa and will facilitate additional development within this corridor.



**At Right: Exhibit 1: Woodsonia Drive SBD Improvements.**

## IMPLEMENTATION PROGRESS: ZONING

Alignment with the Comprehensive Plan is a key element of the annual review to determine if the plan is effective in guiding development. Several properties have been rezoned since adoption of the Comprehensive Plan. All rezonings have generally aligned with the Comprehensive Plan and the Future Land Use Map (FLU) classifications. One rezoning, the Sunset Canyon project, merits an amendment to the Future Land Use Map to align the map with the approved layout of the development.

**TABLE 1: REZONINGS SINCE COMPREHENSIVE PLAN ADOPTION**

Project Name	Previous Zoning	Rezoned To	FLU Classification	Zoning and FLU Aligned?
Ross Canyon	AG, R-1	RP-3, RP-4	High-Density Residential	Yes
11217 Lakeview Avenue	CP-O	BP-2	Business Park	Yes
White Oak Estates Second Plat	R-1, RP-1	RP-1	Suburban-Density Residential	Yes
Sunset Canyon	AG, CP-1	RP-1	Neighborhood Commercial, Public/Open Space, Suburban-Density Residential	Yes, but FLU map should be adjusted based on land swap and final site layout
Solera	AG, CP-3	CP-3, RP-2, RP-4	High-Density Residential, Medium-Density Residential, Community Commercial	Yes

## IMPLEMENTATION PROGRESS: GOALS

Table 2 highlights accomplishments of the City and community in furtherance of reaching the goals of the Comprehensive Plan.

**TABLE 2: PROGRESS DASHBOARD**

Goal Area	Key Accomplishments
<b>Housing &amp; Neighborhoods</b>	<ul style="list-style-type: none"> <li>✓ 2,719 new dwelling units approved</li> <li>✓ 386 acres of new entitlement approvals</li> <li>✓ 4 rezonings in alignment with the FLU Map</li> <li>✓ SBD approved for Woodsonia Drive</li> </ul>
<b>Commercial &amp; Employment</b>	<ul style="list-style-type: none"> <li>✓ 160 acres of new entitlement approvals</li> <li>✓ 1 rezoning in alignment with the FLU Map</li> <li>✓ New employers at City Center</li> </ul>
<b>Transportation &amp; Mobility</b>	<ul style="list-style-type: none"> <li>✓ 14 projects funded that include improvements to sidewalks/trails</li> <li>✓ Street design manual updated</li> </ul>
<b>Community Facilities &amp; Infrastructure</b>	<ul style="list-style-type: none"> <li>✓ 18 public-facing EV charging stations installed</li> <li>✓ 10 solar-ready traffic signal battery backup installations</li> <li>✓ 1500 smart control street light nodes were installed to the street lights</li> <li>✓ Progress made on a new Stormwater Master Plan effort</li> <li>✓ Rooftop solar systems installed/planned on three City buildings</li> </ul>
<b>Parks &amp; Open Space</b>	<ul style="list-style-type: none"> <li>✓ 90% of households within ½ mile of a park</li> <li>✓ 1 park site under construction</li> <li>✓ Added 11.6 acres of new parkland to the park system with a land swap associated with the Sunset Canyon single-family residential development</li> <li>✓ 3/8 cent sales tax passed by voters to fund parks and trails projects</li> </ul>



## IMPLEMENTATION PROGRESS: WHAT’S NEXT?

Several efforts are planned or are underway for 2026 in alignment with the Comprehensive Plan.

1. Amend specific areas within the Comprehensive Plan as recommended in this report.
2. Complete capital improvement projects in alignment with goals related to infrastructure, parks and recreation, and economic development.
3. Adopt a newer version of the Building Code and Fire Code to enhance goals related to sustainability.
4. Continue to coordinate with other jurisdictions, agencies, and/or departments on local and regional initiatives that support the Comprehensive Plan’s goals.

## DEVELOPMENT TRENDS & GROWTH

### RECENT PROJECT REVIEW

Since the Comprehensive Plan’s adoption in July 2024, 89 applications have been submitted, reviewed, and approved by Staff and various boards and commissions. This includes applications that require public hearings such as rezonings, special use permits, and variances, as well as other applications that do not require public hearings such as plans, plats, deviations, and administrative reviews such as lot splits and some types of plans. Building Permits are not included in this calculation. It should also be noted that applications that were withdrawn were not included in this calculation since they were not considered by the City Council and no final action was taken on them.

Within those 89 applications, 697.96 acres of land in Lenexa were reviewed and entitlements were approved in anticipation of development.

Table 3 shows the total number of applications and acres approved for development based on land use types in the Unified Development Code.

TABLE 3: DEVELOPMENT BY GENERAL LAND USE				
Use Classification	Applications		Acres	
Commercial	23	26%	159.87	23%
Industrial	9	10%	86.77	12%
Public & Civic	14	16%	65.04	9%
Residential	43	48%	386.28	55%
<b>Total</b>	<b>89</b>		<b>697.96</b>	

Applications can also be organized based on the Future Land Use Map Classification of the subject properties. The two Future Land Use Classifications that received the most applications were Medium-Density Residential and Business Park. The High-Density Residential classification accounts for the most acres out of the 697.96 acres reviewed (27.5%, or 191.77 acres).

Table 4 shows the total number of applications and acres approved for development distributed across the Future Land Use Classifications.

**TABLE 4: DEVELOPMENT BY FUTURE LAND USE CLASSIFICATION**

FLU Classification	Applications		Acres	
Low-Density Residential	0	0%	0	0%
Suburban-Density Residential	9	10.1%	106.82	15.3%
Medium-Density Residential	18	20.2%	23.36	3.3%
High-Density Residential	5	5.6%	191.77	27.5%
Urban-Density Residential	0	0%	0	0%
Neighborhood Commercial	4	4.5%	10.11	1.4%
Community Commercial	2	2.2%	1.38	0.2%
Regional Commercial	4	4.5%	43.96	6.3%
Mixed-Use	8	9%	61.21	8.8%
City Center	10	11.2%	17.05	2.4%
Office/Employment Center	5	5.6%	5.32	0.8%
Office, Research & Development	0	0%	0	0%
Business Park	17	19.1%	182.18	26.1%
Institutional	4	4.5%	27.88	4%
Public Parks & Open Space	3	3.4%	26.92	3.9%
<b>Total</b>	<b>89</b>		<b>697.96</b>	

## RESIDENTIAL DEVELOPMENT

Residential development made up 48% of the total planning approvals in the City since July 2024, accounting for 43 of the 89 total planning applications made. Four rezoning applications were approved for residential development, all of which were found to be consistent with the Comprehensive Plan and Future Land Use Classifications. See Table 5 for a breakdown of applications compared to the current FLU classifications.

Of those residential development applications, the FLU classification with the largest share of applications (roughly 42%) was Medium-Density Residential. The High-Density Residential FLU classification saw the largest share of acreage approved for development (191.77 acres), as well as total number of multifamily units added (1,299 units).

Table 5 shows the total number of applications and acres approved for development, as well as multifamily units and single-family lot additions distributed across the Future Land Use Classifications for residential development. In this context, multifamily refers to any unit that is not a single-family home.

TABLE 5: RESIDENTIAL DEVELOPMENT						
FLU Classification	Applications		Acres		Multifamily Units Added	Single-Family Lots Added
Suburban-Density Residential	7	16.3%	106.39	27.5%	42	100
Medium-Density Residential	18	41.9%	23.36	6%	134	29
High-Density Residential	5	11.6%	191.77	49.6%	1,299	0
Neighborhood Commercial	1 (Sunset Canyon)	2.3%	0	0%	0	0
Community Commercial	1 (Solera)	2.3%	0	0%	0	0
Mixed-Use	3	7%	49.18	12.7%	544	0
City Center	7	16.3%	15.58	4%	274	0
Public/Open Space	1 (Sunset Canyon)	2.3%	0	0%	0	0
<b>Total</b>	<b>43</b>		<b>406.87</b>		<b>2,590</b>	<b>129</b>

The Sunset Canyon and Solera projects account for the Neighborhood Commercial, Community Commercial, and Public/Open Space entries shown in Table 5. Before Sunset Canyon was rezoned to RP-1 in July 2025, its site included several FLU classifications, which is why applications appear under Neighborhood Commercial and Public/Open Space in Table 5. As part of its approval, a land swap added 11.6 acres of Public/Open Space parkland to the City. Sunset Canyon also contained an area classified as Neighborhood Commercial; a portion of that area is separately owned, zoned CP-1, and not included in the development boundary.

The Solera development accounts for the Community Commercial classification appearing in Table #. Solera is a mixed-use development that includes retail, multifamily residential, and duplex residential uses distributed across the Community Commercial, High-Density Residential, and Medium-Density Residential FLU Classifications. The uses proposed for each classification were found to be consistent with the Comprehensive Plan and Future Land Use Map.



## INDUSTRIAL & COMMERCIAL DEVELOPMENT

Commercial development accounted for 26% of the 89 applications made since July 2024. The Business Park and Mixed-Use classifications shared the largest number of commercial applications made (5), while the Business Park classification accounted for the largest share of acres (54.5%, or 87.19 acres). This is most likely due to the large acreage required for Business Park developments, which can include both limited commercial and industrial uses. There were seven total special use permits and one sign deviation approved for commercial developments. The remaining 15 commercial development approvals consisted of various preliminary, final, and revised plans.

Table 6 shows the total number of applications and acres approved for development distributed across the Future Land Use Classifications for commercial development. Since some commercial uses are allowed within business park zoning, those applications that would qualify as commercial uses within the Business Park FLU Classification appear in this table.

TABLE 6: COMMERCIAL DEVELOPMENT				
FLU Classification	Applications		Acres	
Neighborhood Commercial	3	13%	10.11	6.3%
Community Commercial	1	4.3%	1.38	0.9%
Regional Commercial	4	17.4%	43.96	27.5%
Mixed-Use	5	21.7%	12.03	7.5%
City Center	1	4.3%	0.49	0.3%
Office/Employment Center	4	17.4%	4.71	2.9%
Business Park	5	21.7%	87.19	54.5%
<b>Total</b>	<b>23</b>		<b>159.87</b>	

All nine applications for industrial development occurred completely within the Business Park FLU classification and accounted for 10% of the total applications made and 12% of total acres approved for development since July 2024. These applications only include developments that fall under the industrial use category in UDC Section 4-1-B-22.

Table 7 shows the total number of applications and acres approved for development distributed across the Future Land Use Classifications for industrial development.

TABLE 7: INDUSTRIAL DEVELOPMENT		
FLU Classification	Applications	Acres
Business Park	9	86.77
<b>Total</b>	<b>9</b>	<b>86.77</b>

## PUBLIC & CIVIC DEVELOPMENT

Public and Civic development can encompass uses such as City facilities, churches, daycares, hospitals, and parkland. Public and civic development made up 16% of the total applications and 9% of the total acres approved for development since July 2024. This calculation does not include the 11.6 acres of City-owned parkland gained with the Sunset Canyon land swap since that development was largely classified as residential and no formal application for parkland development has been processed for the future park planned adjacent to Sunset Canyon.

Table 8 shows the total number of applications and acres approved for development distributed across the Future Land Use Classifications for public and civic development. Of the 14 applications for public and civic development, six were special use permits. The other applications made were preliminary and final plans, plats, and a one deviation. These types of applications did not involve any expansion or construction of buildings.

TABLE 8: PUBLIC & CIVIC DEVELOPMENT				
FLU Classification	Applications		Acres	
Suburban-Density Residential	2	14.3%	0.43	0.7%
City Center	2	14.3%	0.98	1.5%
Office/Employment Center	1	7.1%	0.61	0.9%
Business Park	3	21.4%	8.22	12.6%
Institutional	4	28.6%	27.88	42.9%
Public/Open Space	2	14.3%	26.92	41.4%
Total	14		65.04	

## PLAN ALIGNMENT

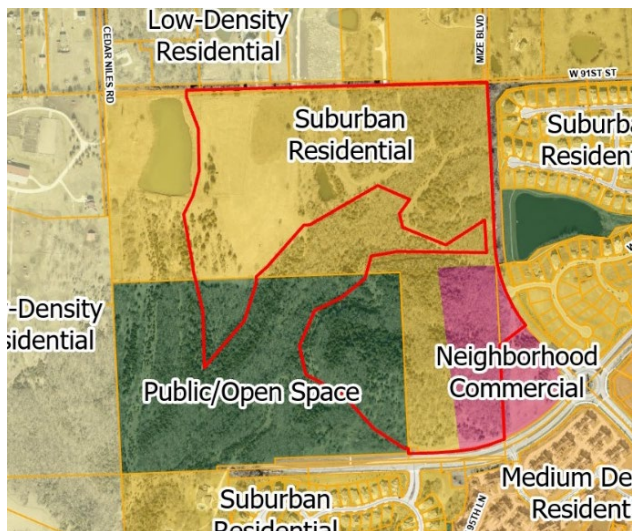
Staff reviewed the Comprehensive Plan in relation to market conditions, transportation planning, environmental goals, and community priorities, some of which have been made known to staff as specific development projects were proposed this last year. The review found that the plan's policies and the majority of the land use classifications remain aligned with these key topics. However, Staff does recommend a handful of targeted amendments to the Future Land Use Map and classification descriptions to further support the Comprehensive Plan's goals and better align with the community's priorities. These proposed amendments are discussed in more detail in the following section of this report.

## PROPOSED UPDATES TO THE COMPREHENSIVE PLAN

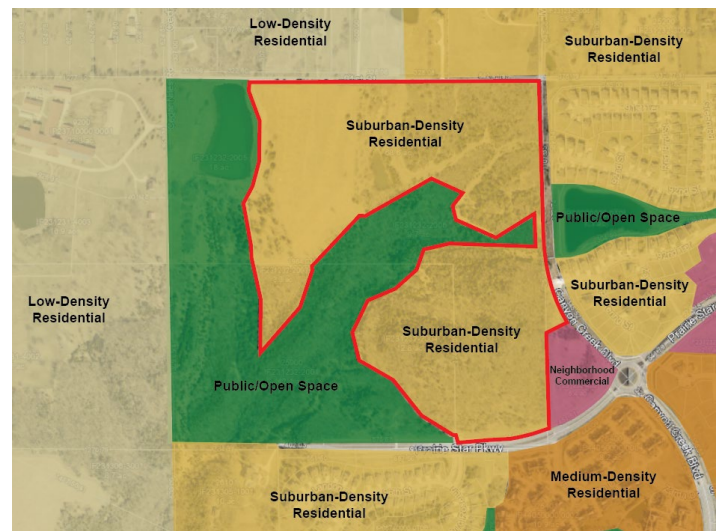
As part of this annual review, Staff identified amendments to the Comprehensive Plan for consideration by the Planning Commission. Some of these proposed updates are minor in nature and are intended to ensure the Future Land Use Map continues to serve as an accurate and effective guide for decision-making. Some changes include cleaning up several property boundaries and filling in a few missing land use classifications. Other updates include revising the Future Land Use Map classifications in four specific focus areas of the city. Collectively, these refinements will strengthen the clarity and usability of the plan while maintaining consistency with its overall vision and goals.

### MINOR AMENDMENTS TO THE FUTURE LAND USE MAP

- Amend the map to make it consistent with the approval of the Sunset Canyon project, which included a land swap with park land and rezoning.

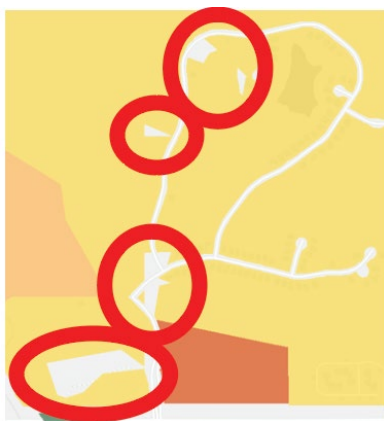


**Exhibit 2: Current FLU with Sunset Canyon project boundary in red.**

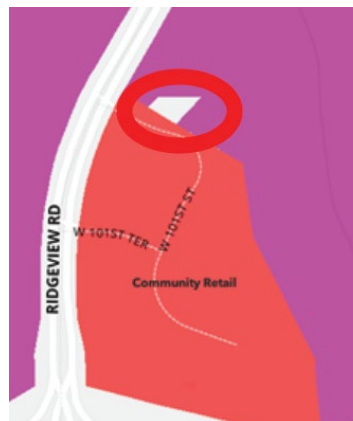


**Exhibit 3: Proposed FLU with Sunset Canyon project boundary in red.**

- Amend the map to fill in gaps in the FLU Map where voids are shown.
- Amend the map to fix inconsistencies with FLU classification boundaries.



**Example: Missing designations.**



**Example: Missing designation.**

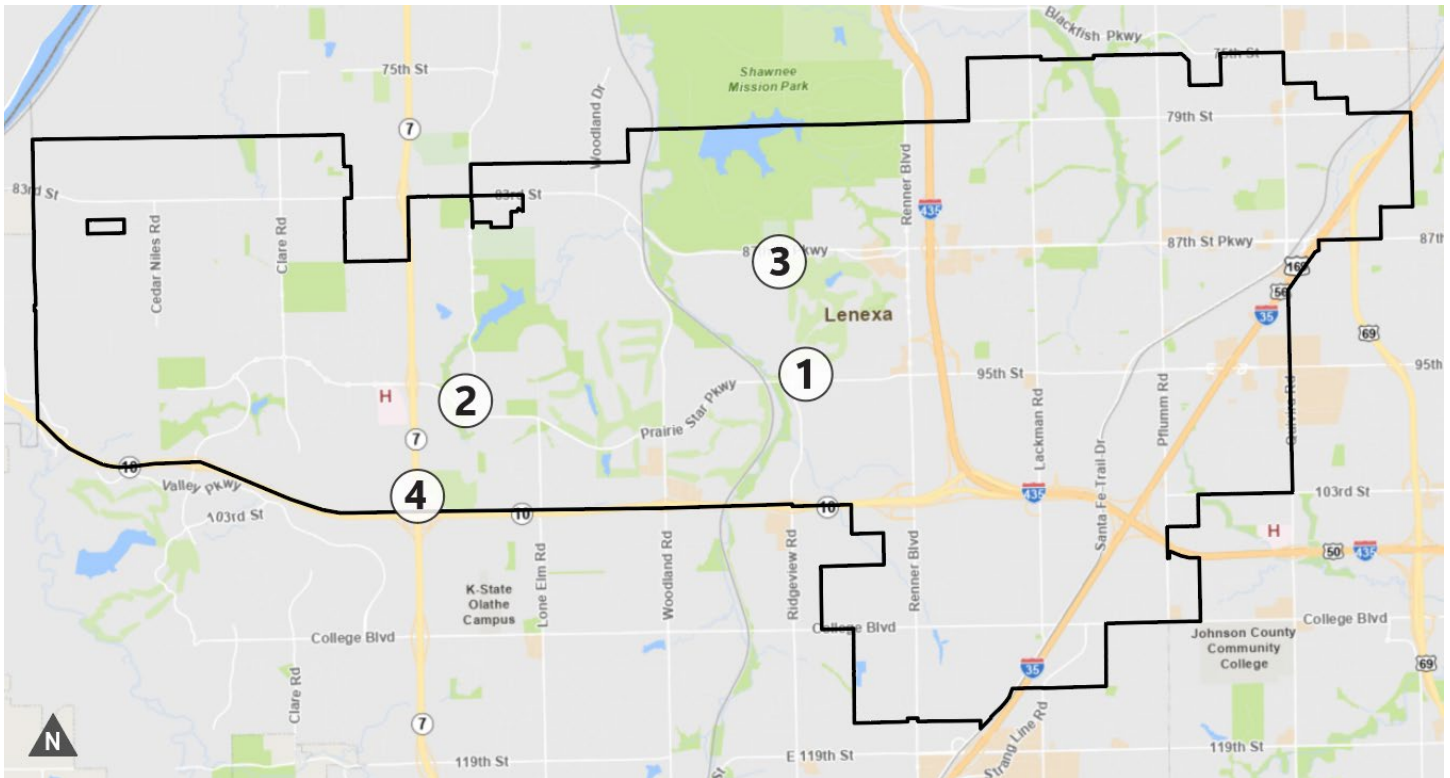


**Example: Boundary inconsistencies.**



## FOCUS AREA AMENDMENTS TO THE FUTURE LAND USE MAP

In addition to minor boundary adjustments and clean-up type amendments, Staff identified four focus areas where targeted amendments to the FLU Map or narrative are recommended. These proposed changes are intended to bring the map into closer alignment with the City Council's direction on appropriate land development and the highest and best use of the properties as determined by staff analysis. To ensure transparency, Staff reached out to the affected property owners to provide notice of these proposed revisions and gather feedback regarding the potential reclassifications. Staff met with many of the owners to discuss the changes.



**Exhibit 4: Map of Focus Area Amendment Locations.**

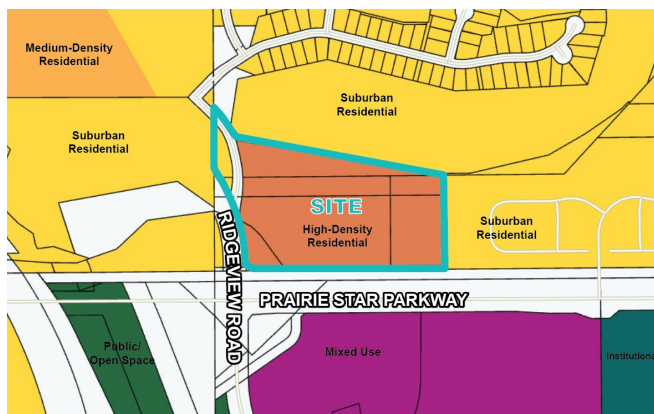
### 1. Prairie Star Parkway and Ridgeview Road (Northeast Corner)

This amendment reclassifies the property outlined in blue below from High-Density Residential to Medium-Density Residential in essence lowering the maximum density from 16 dwelling units per acre to 8 dwelling units per acre. The corresponding zoning districts for the Medium-Density Residential classification are RP-1 and RP-2. Key considerations include:

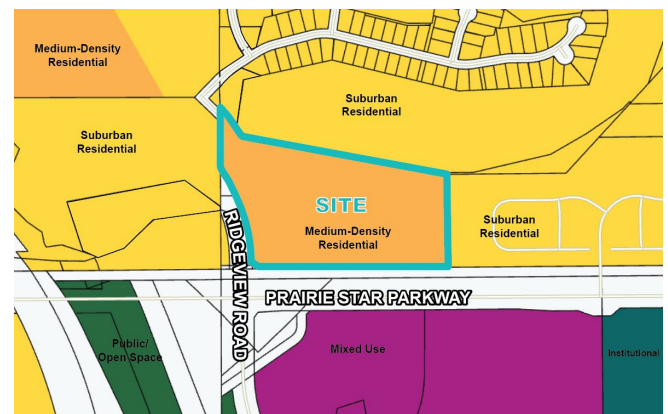
- A. The reclassification is intended to better balance the intensity of future development with the established and planned neighborhoods to the north, west and east which are classified for less intense residential uses than the subject property. The character north of Prairie Star Parkway is different than the mixed use, higher intensity character to the south.
- B. A medium-density classification takes advantage of a location at two arterial streets – Ridgeview Road and Prairie Star Parkway – while providing buffer from these streets for the single-family uses to the north and while maintaining the opportunity to provide a diverse mix of housing for the community.
- C. A key community desire is to address cut-through traffic traveling through the Cottonwood Canyon neighborhood from the intersection of Ridgeview Road and Prairie Star Parkway to City Center. As developments are completed near this intersection, traffic will increase through the

Cottonwood Canyon neighborhood. A lesser density classification helps to mitigate this impact to the Cottonwood Canyon residents, while providing a reasonable density for property not well suited for single-family development.

- D. A key consideration in locating High-Density Residential densities in the community is a property's relationship to a state highway and other land uses in the area. Because it does not abut a state highway, but rather abuts developments of a lesser density, this property is misaligned with this key consideration. A Medium-Density Residential classification fits the character and development pattern of the area much better.
- E. This property's classification was carried over from the previous Comprehensive Plan without a great deal of analysis. A high-density project was recently processed at this site leading to a deeper analysis of the area. Staff now believe the classification of Medium-Density Residential is a more appropriate highest and best use for the property given the development pattern that has occurred in the area.
- F. The High-Density Residential use is meeting a demand that is provided in adequate supply at more appropriate locations within the plan. The Medium-Density Residential classification aligns with the goal to diversify housing densities given the context of an area.



**Exhibit 5: Current FLU (High-Density Residential)**



**Exhibit 6: Proposed FLU (Medium-Density Residential)**

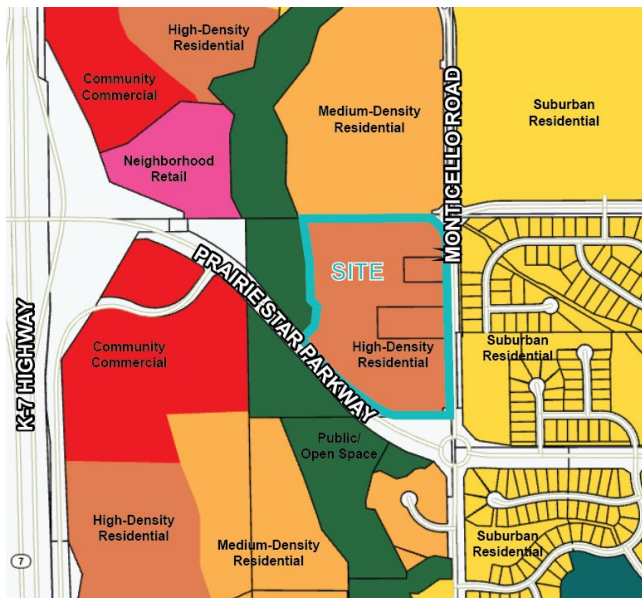
## 2. Prairie Star Parkway and Monticello Road (Northwest Corner)

This amendment reclassifies the property outlined in blue below from High-Density Residential to Medium-Density Residential in essence lowering the maximum density from 16 dwelling units per acre to 8 dwelling units per acre. The corresponding zoning districts for the Medium-Density Residential classification are RP-1 and RP-2. Key considerations include:

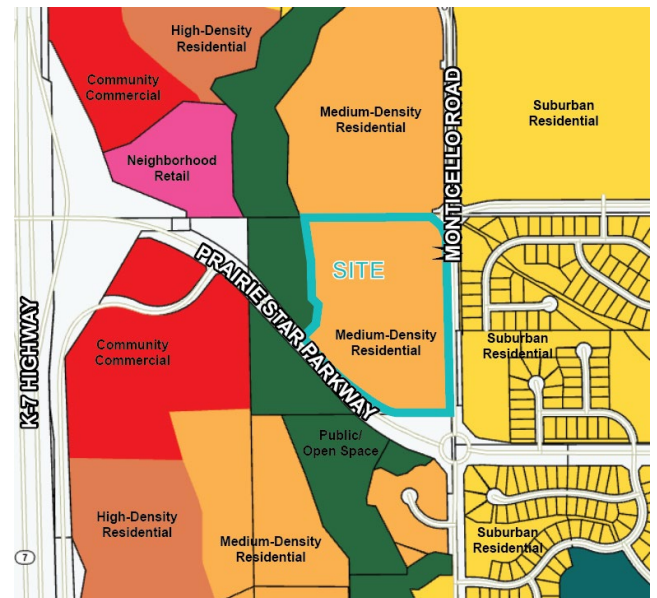
- A. This reclassification will ensure that the scale of future residential development is more closely aligned with the existing Suburban-Density Residential, Medium-Density Residential and Public Open Space classification and uses in the area.
- B. A Medium-Density Residential classification takes advantage of a location at two arterial streets – Prairie Star Parkway and Monticello Road – while maintaining the opportunity to provide a diverse mix of housing for the community.
- C. A key consideration in locating High-Density Residential densities in the community is a property's relationship to a state highway and other land uses in the area. Because the property does not abut a state highway, but rather is surrounded by developments of lesser densities, this property is misaligned with this key consideration of being adjacent to a state highway. A Medium-Density Residential classification fits the character and development pattern of the area much better.
- D. A Medium-Density Residential classification, and its corresponding zoning districts, provides a more appropriate alignment with surrounding zoning and housing types while still allowing

flexibility for a mix of units in the area. This property's classification was carried over from the previous Comprehensive Plan without a great deal of analysis. Since the July 2024 adoption of the Comprehensive Plan, a high-density project was processed at this site leading to a deeper analysis of the area. Staff now believe the classification of Medium-Density Residential is a more appropriate highest and best use for the property given the development pattern that has occurred in the area.

- E. The High-Density Residential use is meeting a demand that is provided in adequate supply at more appropriate locations within the plan. The Medium-Density Residential classification aligns with the goal to diversify housing densities given the context of an area.



**Exhibit 7: Current FLU (High-Density Residential)**



**Exhibit 8: Proposed FLU (Medium-Density Residential)**

### 3. 87<sup>th</sup> Street Parkway Near Future Ridgeview Road

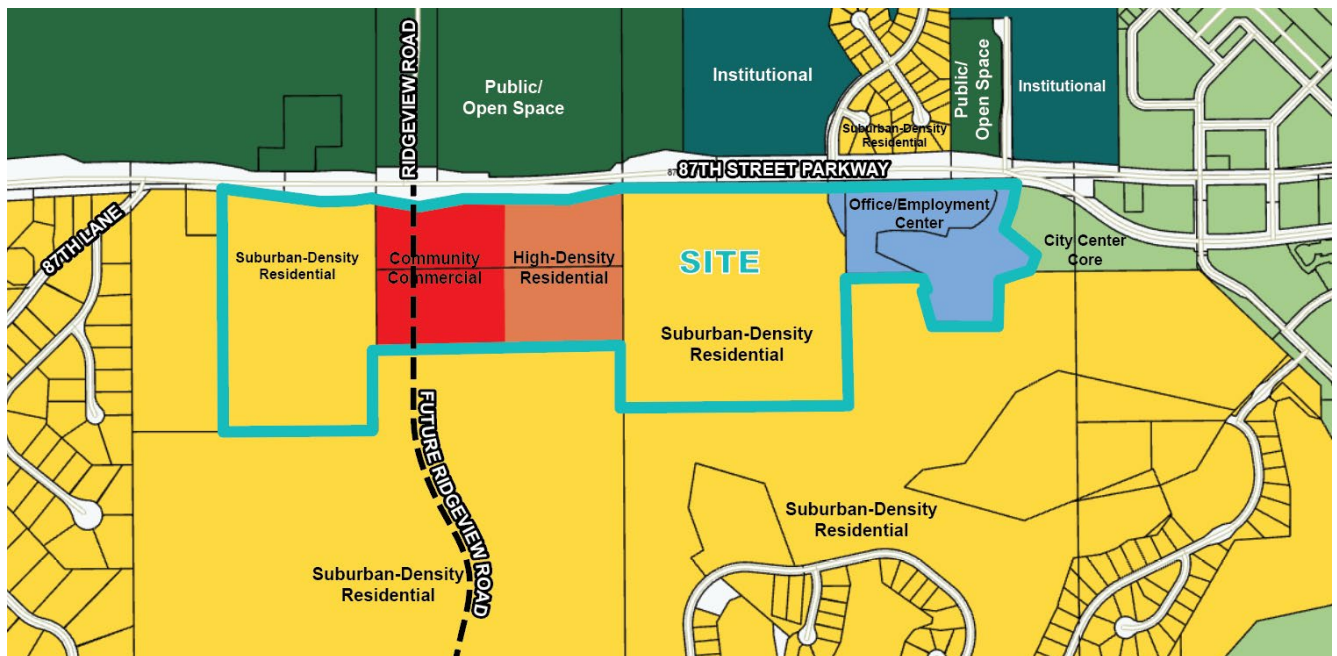
This amendment reclassifies the property outlined in blue below from the noted classifications to Medium-Density Residential, Neighborhood Commercial, and Mixed-Use. The Medium-Density Residential classification maximizes density at 8 dwelling units per acre and the Mixed-Use classification requires an overall mixing of land uses with a 16 dwelling unit per acre average. Key considerations include:

- This reclassification is intended to encourage development that complements the character of and supports the land uses within nearby Lenexa City Center urban area.
- A combination of Medium-Density Residential and Mixed-Use will allow flexibility for a range of uses along an arterial street that enters the urban core of the City. It also provides an appropriate transition to existing and future single-family neighborhoods that surround this area.
- A key feature of this area is future Ridgeview Road, which is an arterial street. This greater area flanking future Ridgeview Road as it connects 87<sup>th</sup> Street to Prairie Star Parkway provides opportunity for a mix of land uses, including a large portion of Suburban-Density Residential (single-family) uses.
- The Medium-Density Residential and Neighborhood Commercial classifications west of Ridgeview Road provide an appropriate transition to the Suburban-Density Residential classification to the west. Ridgeview Road provides a defined line of transition to step intensities down while also providing needed commercial uses to the area. The Neighborhood Commercial classification represents 5-7 acres of commercial opportunity along Ridgeview Road across from

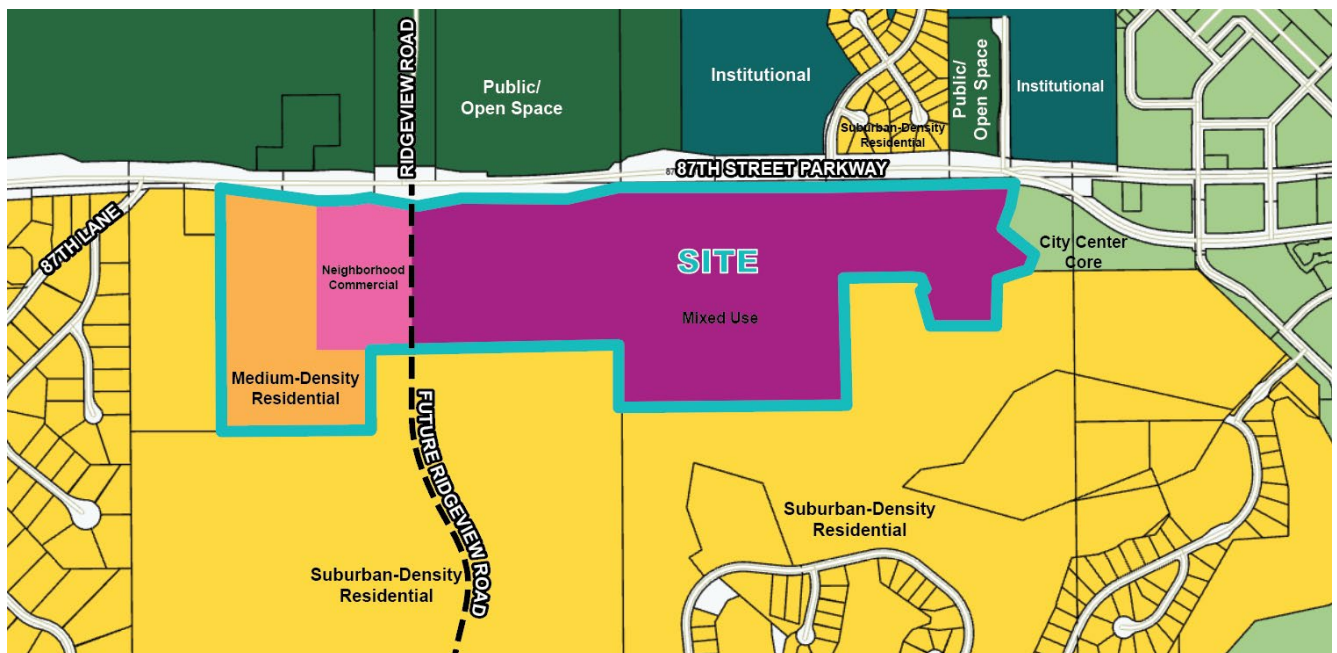


the Mixed-Use classification which is likely to develop with commercial uses along Ridgeview Road as well.

- E. While the Mixed-Use classification stresses vertical mixing of uses, this area is appropriate for horizontal mixing of uses so long as the entire area is not developed with multifamily uses. To accomplish this, the language describing the Mixed-Use classification needs to be revised and will be brought forward with the revised plan.



**Exhibit 9: Current FLU (Suburban-Density Residential, Community Commercial, High-Density Residential, Office/Employment Center)**



**Exhibit 10: Proposed FLU (Neighborhood Commercial, Medium-Density Residential, Mixed-Use)**

**4. Mitigate semi-truck uses in the Business Park areas at the northeast and northwest corners of K-10 Highway and K-7 Highway.**

This amendment seeks to address concerns noted by residents in this surrounding area for generating significant amounts of semi-truck traffic on the City's street network given the residential uses established and planned in the area. Key considerations include:

- A. The elbows of the intersection of two state highways are appropriate for Business Park uses, which include a variety of civic, office, warehousing and manufacturing uses and the area is well-served by interchanges to the state highway system. While the Comprehensive Plan designates the northwest and northeast corners of the K-10 and K-7 interchange for Business Park uses, staff recommends clarifying that large-scale distribution, fulfillment, or freight facilities that generate significant volumes of semi-truck traffic should be carefully analyzed for their routes to the state highway system.
- B. Carefully analyzing truck traffic as developments are proposed will preserve employment opportunities in the Business Park area while mitigating the adverse impacts associated with truck traffic that travels past residential areas.



**Exhibit 11: FLU and Transportation and Mobility Network Plan in the Vicinity of K-7 Highway and K-10 Highway.**

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## RECOMMENDATION FROM PROFESSIONAL STAFF

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★ Conduct a public hearing.

★ **Summary of Staff Recommendation:** Staff recommends acceptance of the 2025 Comprehensive Plan Review and recommends initiating amendments as noted within this Staff Report.

- The project is consistent with Lenexa's goals through ***Sustainable Policies and Practices*** and ***Inclusive Community Building*** to create ***Thriving Economy, Inviting Places, and Vibrant Neighborhoods***.
- A public hearing and consideration of the revisions is tentatively scheduled for the November 3, 2025 Planning Commission meeting.

### COMPREHENSIVE PLAN REVIEW

Staff recommends **ACCEPTANCE** of the annual review of the **Comprehensive Plan**.

### COMPREHENSIVE PLAN AMENDMENTS

Staff recommends **INITIATING** the process to amend the **Comprehensive Plan** as noted within the Staff Report.



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## **CALL TO ORDER**

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 8:15 p.m. on Monday, August 25, 2025. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

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## **ROLL CALL**

### **COMMISSIONERS PRESENT**

Chairman Chris Poss  
Vice-Chairman Mike Burson  
Commissioner Ben Harber  
Commissioner Don Horine  
Commissioner Jermaine Jamison  
Commissioner Curt Katterhenry  
Commissioner Cara Wagner  
Commissioner David Woolf

### **COMMISSIONERS ABSENT**

Commissioner Sunny Dharod

### **STAFF PRESENT**

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

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## **APPROVAL OF MINUTES**

The minutes of the August 4, 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 Burson, and **APPROVED** by a majority voice vote.

## CONSENT AGENDA

1. **Sunset Canyon, First Plat - Consideration of a final plat for a single-family residential development located near the northwest corner of the intersection of Prairie Star Parkway and Canyon Creek Boulevard within the RP-1, Planned Residential (Low-Density) District. PT25-12F**
2. **Rivera's Tacos - Consideration of a final plan for a fast-food restaurant use (food truck) within a parking lot located at 11065 Pflumm Road within the CP-2, Planned Community Commercial District. PL25-13F**

Chairman Poss entertained a motion to **APPROVE** the Consent Agenda. Moved by Commissioner Woolf, seconded by Commissioner Harber, and carried by a unanimous voice vote.

## REGULAR AGENDA

3. **SOZO Therapy Group - Consideration of a special use permit to operate a medical clinic use on property located at 13000 W. 87th Street Parkway, Suite 103 in the NP-O, Planned Neighborhood Office District. SU25-09 (Public Hearing)**

### APPLICANT PRESENTATION

Richard Presley, owner of SOZO Therapy, explained that a mental health therapy group currently occupies Suite 103 and that their use falls under the medical provision, which is not permitted by right under the current zoning. They are therefore seeking a special use permit to come into compliance.

### STAFF PRESENTATION

Noah Vaughan presented the staff report and explained that the request is for a special use permit for SOZO Therapy Group, which is located at 13000 W. 87th Street Parkway, Suite 103. The property is zoned NPO, Neighborhood Office District, where medical clinic uses are only permitted with a special use permit. SOZO Therapy Group has occupied the space since 2022, and the request is intended to bring them into compliance with City regulations. Mr. Vaughan presented the Zoning and Future Land Use designations. He also presented the floor plan noting the amount of therapy space that SOZO is currently using. He added that the building already includes at least two other medical clinics, both of which previously received special use permits. Surrounding zoning consists of office, residential, and commercial uses. Staff reviewed the 13 criteria for special use permits and highlighted that the location is suitable given the existing adjacent medical uses. Staff recommended approval of the special use permit for a five-year term, contingent on compliance with all regulations and permits.

### 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 Horine, and carried by a unanimous voice vote.

### PLANNING COMMISSION DISCUSSION

Chairman Poss asked if there had been any previous issues with any tenants in the building. Noah Vaughan replied that there had been no reports or issues received concerning the property in question by the City.

## MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of **SU25-09** - a special use permit for a medical clinic use for **SOZO Therapy Group** at 13000 W. 87<sup>th</sup> Street Parkway, Suite 103, for a period of five years.

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

4. **Range USA - Consideration of a special use permit and preliminary plan to construct and operate a personal instruction, general use (shooting range) on property located near the northwest corner of 107th Street and Santa Fe Trail Drive. (Public Hearing)**
  - a. **Consideration of a special use permit to operate a personal instruction, general use in the BP-2, Planned Manufacturing District. SU25-08**
  - b. **Consideration of a preliminary plan for a new shooting range. PL25-11P**

## APPLICANT PRESENTATION

Kevin Allee, representing Range USA, stated that the company previously brought this site forward about three years ago but decided not to proceed due to economic conditions at that time. They are now returning with a proposal for the same site for their next location. Range USA currently operates 50 locations nationwide, including one in North Kansas City, and the proposed Lenexa site would function in a similar fashion. The North Kansas City store is 15,000 square feet, while the proposed Lenexa facility would be about 10,200 square feet with fewer lanes and approximately 55 parking spaces. Mr. Allee emphasized that although the site could accommodate a larger building, the company intends to underutilize the property. He added that Range USA is the nation's largest gun safety educator, training thousands of people each year through various courses. The facilities always have range safety officers present and utilize extensive monitoring systems, including cameras. Safety measures would also include a well-lit parking lot, glass break and vibration sensors, and hurricane shutters on the front door. He noted they are willing to provide the Lenexa Police Department access to their security cameras to support coordination and response efforts. He assured the Commissioners that Range USA has worked closely with police and fire departments at its other locations and intends to be a responsible corporate citizen in Lenexa as well.

## STAFF PRESENTATION

James Molloy presented the staff report for a request for a special use permit for personal instruction and a preliminary plan for a shooting range. Mr. Molloy explained that the project had previously come before the Commission in 2022 and the current submittal reflects a slightly smaller version of that concept. The site is located along Santa Fe Trail Drive, adjacent to I-35 and the railroad tracks, within an area surrounded by BP-2 zoned industrial properties. The plan includes a 10,200-square-foot building centered on the site, with 55 parking spaces provided, exceeding the 41 required. The floor plan features 18 shooting lanes, a retail area, classrooms, and support space. Elevations depict a modern industrial building with CMU (concrete masonry unit) block construction, parapet screening, and varied paint colors to break up the facade. He noted that the proposal remains consistent with nearby uses and meets the City's special use permit criteria. Staff recommended approval of the special use permit for a period of three years, as well as approval of the preliminary plan.



## 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 Wagner, and carried by a unanimous voice vote.

## PLANNING COMMISSION DISCUSSION

Commissioner Katterhenry stated that he had no significant concerns with the proposal but wanted clarification regarding safety measures. He recalled that in 2022, the Commission had discussed precautions to ensure projectiles would not leave the building and asked if those measures were still in place. Kevin Allee confirmed that they were, explaining that Range USA uses a bullet trap system commonly installed by the U.S. military at training facilities. Mr. Allee described the design as essentially a concrete box within a concrete box, with the outer CMU walls serving noise and security purposes, while the range itself is fully encapsulated in concrete. At the back of the range, a rubber bullet trap system is used, which is the same system employed by the military. Commissioner Katterhenry explained that he was supportive of the project when it was previously submitted for review and still currently supports it.

Commissioner Jamison commented that his concerns of noise and safety were addressed therefore he supports the project.

Commissioner Horine noted that the site plan did not indicate whether the proposed gates would require a card or other access control system for entry. Mr. Allee responded that the gates are intended only as night security gates to prevent vehicles from entering the parking lot after hours. - He explained further that motion sensors are installed in the parking lot, and the gates help avoid unnecessary activation. Mr. Allee noted that this approach has been used successfully at many other locations and that the company works closely with fire departments. Typically, a Knox Box is installed on the gates as well as on the building, allowing the fire department access. He clarified that a Knox Box is a secure container holding the necessary keys, which fire personnel can open with a master key in case of emergency.

Chairman Poss stated that the location of the proposed project seemed appropriate, noting that it is situated within an industrial area of the city. He added that he had no concerns with the project.

## MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of **SU25-08**, a special use permit for a personal instruction, general use for **Range USA** at the northwest corner of 107<sup>th</sup> Street and Santa Fe Trail Drive for a period of three years.

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

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for **PL25-11P – Range USA** at the northwest corner of 107<sup>th</sup> Street and Santa Fe Trail Drive for a shooting range with personal instruction and accessory retail.

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

**5. Cedar Canyon West Villas - Consideration of a revised preliminary plat for a single-family residential subdivision on property located near the southwest corner of 99th Street and 100th Street in the RP-2, Planned Residential (Intermediate Density) District. PT25-01PR**

**APPLICANT PRESENTATION**

Dan Foster, Schlagel Engineering, represented the developer, River Bend Land Company, and explained that while the original approvals for the parcel included a concept plan, preliminary plat, and final plat for 40 attached villas, the request now is to revise that plan to 29 single-family villa lots. He noted that this change comes after builders expressed greater interest in constructing single-family villas rather than attached units. The street layout, connections to 100th Street, and buffering remain unchanged, including a 15-foot tree preservation tract along the north edge and buffering along 100th Street. The proposed lots are primarily 54 by 120 feet, with a few wider corner lots. Mr. Foster stated that three deviations are being requested. The first is to allow a 16-foot rear yard on two lots backing to 99th Street, consistent with a previously granted deviation for the attached villas, to accommodate buffer landscaping outside of a water easement. The second is a lot width deviation, clarified to be 54 feet measured at the building setback line rather than 49 feet as mentioned in the staff report. The third is for lot size, with proposed lots averaging 6,066 square feet per unit, which exceeds the comparative 4,000 square feet per unit requirement for attached villas in the RP-2, Planned Residential (Intermediate Density) District. He explained that they stayed with the RP-2 zoning because single-family is an allowed use and there is precedent for it, including the adjacent Canyon Ridge Villas. He also pointed out that other villa-style projects, such as Sunset Canyon, were granted similar deviations. He concluded by stating that the client believes the proposal is an appropriate use for the site and requested approval.

**STAFF PRESENTATION**

Noah Vaughan presented the staff report and stated that the Cedar Canyon West Villas project is located at the southwest corner of 99th and 100th Streets, showing a vicinity map with the parcel outlined in red. Mr. Vaughan also reviewed the zoning, stating that the property will remain RP-2, Planned Residential (Intermediate Density) District. Mr. Vaughan described how the revised plat now proposes 29 single-family lots in place of the previously approved 20 duplex lots. He compared the two plats, pointing out that the dedications remain mostly unchanged, including utility and landscaping easements along the right-of-way, drainage easements, and a small sidewalk easement at the top right corner. Mr. Vaughan also addressed the deviation requests. The rear yard setback deviation applies to lots 16 and 17, necessary to accommodate the WaterOne easement and the landscape buffer, which is similar to a deviation previously granted. He clarified that the correct lot width deviation is 54 feet, representing a 26-foot reduction from the 80-foot RP-2 requirement, which affects most of the lots in the subdivision. The largest lot area deviation is on Lot 17, with 6,066 square feet, a reduction of 1,934 square feet from the minimum standard. He concluded by stating that staff recommend approval of the revised preliminary plat for Cedar Canyon West Villas and emphasized that the planning Commission is the final authority on the application.

**PLANNING COMMISSION DISCUSSION**

Commissioner Horine stated that he had no concerns with the layout or the requested deviations. However, he commented that the Commission often spends considerable time discussing issues related to stepping down zoning. While the project will remain zoned RP-2 for medium density, it will consist of single-family housing located directly across the street from high-density residential. He noted that this type of transition is something the Commission typically tries to avoid. Horine added that although these homes will be built first, potential buyers should be made aware of the apartments planned across the street. He suggested that the developer or builder should consider reminding future buyers that apartments will be built across the street from their homes.

Commissioner Woolf agreed with the previous comments and noted that he appreciated the inclusion of landscaping, along with the natural buffer and the street, which together provide some transition between the different zoning types. He emphasized, however, that it is important for buyers to be aware of the ongoing construction to the southeast and the zoning differences in the area.

Chairman Poss echoed Commissioner Horine's comments, noting the Commission often works to ensure a progression of densities between developments. However, he expressed support for the project, stating that the product aligns with what the market is currently demanding, smaller lot homes. He observed that many newer subdivisions in that area are being developed in a similar way and pointed out that the neighborhood to the northeast features even tighter lots, which he felt looked very good. Chairman Poss added that from a casual observer's perspective, the narrower lot sizes are not particularly noticeable, especially given the attractive appearance of the homes. He assumed the lots would be maintenance-provided but noted that regardless, the development offers a good-looking product for that part of Lenexa. He concluded by stating that he was in support of the project.

### MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the revised preliminary plat for **PT25-01PR – Cedar Canyon West Villas** at the southwest corner of 99<sup>th</sup> Street and 100<sup>th</sup> Street, for a single-family residential subdivision with the deviations for rear lot setbacks, lot width, and lot area as noted in the Deviations section of the Staff Report.

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

## STAFF REPORT

Stephanie Sullivan announced that there will be no Planning Commission meeting in September. She reminded attendees that the next meeting is scheduled for October 6<sup>th</sup>, which coincides with National Community Planning Month in October. Ms. Sullivan noted that there will be several planning-related activities featured on the City's website, along with opportunities for some fun to recognize the contributions of both the Planning Commission and Planning staff, highlighting the important work planners do in Lenexa.

## ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 8:50 p.m. on Monday, August 25, 2025.