

CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, April 6, 2026. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Chris Poss
Vice-Chairman Mike Burson
Commissioner Ben Harber
Commissioner Sunny Dharod
Commissioner Don Horine
Commissioner Jermaine Jamison
Commissioner Curt Katterhenry
Commissioner Cara Wagner
Commissioner David Woolf

COMMISSIONERS ABSENT

None

STAFF PRESENT

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

APPROVAL OF MINUTES

The minutes of the March 2, 2026 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 Jamison, seconded by Commissioner Wagner, and **APPROVED** by a majority voice vote.

CONSENT AGENDA

1. **The RiSE — Consideration of a final plan for a mixed-use building on property located at 8700 Ryckert Street within the CC, Planned City Center District. PL26-02F**
2. **Enclave at Twin Creeks — Consideration of a final plat for a single-family residential subdivision on property located near the northwest corner of 83rd Street & Clare Road within the RP-1, Planned Residential (Low Density) District. PT26-12F**
3. **Stoneridge North, Fifth Plat — Consideration of a final plat for a duplex residential development on property located near the northeast corner of 83rd Street & Landon Street within the RP-2, Planned Residential (Intermediate Density) District. PT26-13F**
4. **Resolution finding City Center Redevelopment District (TIF) Project Plan 2D is consistent with the City of Lenexa's Comprehensive Plan for Development**

Chairman Poss entertained a motion to **APPROVE** the Consent Agenda Items. Moved by Commissioner Woolf, seconded by Commissioner Burson, and carried by a voice vote.

REGULAR AGENDA

5. **Vista Village North — Consideration of a revised preliminary plan and final plat for a commercial development on property located near the southeast corner of Prairie Star Parkway & Ridgeview Road within the PUD, Planned Unit Development District. PL26-01PR, PT26-01F**

APPLICANT PRESENTATION

Camille Christie, representing West Star Development, addressed the Commission regarding the final phase of the Vista Village mixed-use development in Olathe, Kansas. She explained that the family-owned company has held the land for over 25 years and has implemented a long-term vision as the surrounding corridor has developed. The proposal presented reflects the culmination of that vision and is intended to serve as the final component of the 47-acre project. Ms. Christie described how the plan has evolved alongside the broader development, with recent progress including new retail construction nearby. The final phase is designed to complement existing elements by introducing a mix of service-oriented retail, medical, and restaurant uses that will meet daily needs for both residents and the surrounding community. Emphasis has been placed on walkability, user experience, and livability, with strong pedestrian connections between residential and retail areas. Ms. Christie noted that the project builds on established infrastructure, including shared parking and access systems that support varying demand throughout the day. The plan also highlights improvements to the key intersection at Prairie Star Parkway and Ridgeview Road, incorporating features intended to create a sense of place. She emphasized ongoing collaboration with City Staff to ensure alignment with the planned unit development guidelines and overall corridor vision. In closing, Ms. Christie stated that the proposal is consistent with prior approvals and the development's design standards, contributes to a cohesive and high-quality environment, and aligns with Staff recommendations.

STAFF PRESENTATION

Dave Dalecky presented the Staff Report for the revised preliminary plan and final plat for Vista Village North. He provided the site location and its surrounding property. The property has been zoned as a

Planned Unit Development (PUD) Zoning District since 2015 and is designated for mixed-use on the Future Land Use Map. Mr. Dalecky described the overall project layout, which included residential components on the eastern portion, the centrally located Alto Apartments, and retail and restaurant uses concentrated along the western side. He noted that the proposed revisions primarily affect the northwest quadrant of the site, where the plan increases the number of buildings from three to seven while maintaining a similar arrangement along Ridgeview Road. The updated design emphasizes four-sided architecture, requiring consistent building quality on all sides. Mr. Dalecky explained that the site includes a fire access drive serving the Alto Apartments, which must remain in place and sits at a higher elevation than the adjacent retail buildings. This elevation difference necessitates a retaining wall between the drive and nearby structures. He added that the overall site experiences a significant grade change of approximately 100 feet from east to west, which influences the layout. He noted that while the number of retail buildings increases, the total retail square footage for the development remains nearly unchanged, with a slight decrease overall. Restaurant space increases by approximately 15,000 square feet. Parking across the entire site is slightly reduced but remains compliant when considering prior deviations granted for the Alto Apartments, and retail and restaurant areas provide more than the required number of spaces. Mr. Dalecky stated that the architectural style of the proposed buildings is consistent with previously approved designs within Vista Village. He also highlighted landscaping requirements, noting that some adjustments will be needed to ensure compliance with city standards, particularly relocating trees onto private property. In closing, Mr. Dalecky explained that the plan includes a final plat dividing the area into multiple lots and tracts, including provisions for access drives and a project amenity at the key intersection. He stated that Staff recommends approval of the revised preliminary plan and final plat, subject to the condition outlined in the Staff Report, with the project scheduled for City Council consideration on April 21, 2026.

COMMISSIONER DISCUSSION

Chairman Poss referred to the table in the Staff Report summarizing total square footage by use, such as retail and restaurant, and asked how to identify which specific uses are assigned to each building on the site plan. He recognized that the layout may change but requested clarification on how to connect the labeled buildings on the plan with the categories presented in the square footage summary. Dave Dalecky explained that the Staff Report groups most uses into two distinct categories: retail and restaurant. Because the development allows a wide range of uses, things like medical offices and daycare are classified as retail for analysis purposes, especially since their parking requirement is the same. Restaurant uses are separated due to their different parking demands. Chairman Poss confirmed that the table shows approximately 24,760 square feet of restaurant space compared to 9,500 square feet in the previous plan. He then asked how to determine where the additional roughly 15,000 square feet of restaurant space is located within the site plan. Mr. Dalecky noted that the KC Bier building is a restaurant which has increased in floor area for the previous plan. Chairman Poss asked about the status of the lot with approved for a bank northeast of Alto Apartments. Ms. Christie responded that Central Bank currently owns Lot 9 and is expected to develop it as a bank site, although she noted she is not involved in all of their specific development decisions. Chairman Poss asked for clarification regarding the apparent increase in restaurant and retail space on the northwest corner of the development, noting that while the change did not seem drastic numerically, it appeared more significant in presentation. He also commented that the southerly project at Ridgeview Road and K-10 Highway seemed like prime, highly visible real estate due to highway access and proximity to nearby developments, including the Garmin campus. He observed that this area might be expected to be a more active project, yet it has largely remained undeveloped aside from the existing Dutch Bros location, and asked Ms. Christie to explain the development approach and reasoning behind the current layout and activation strategy for that portion of the site. Ms. Christie said two of the three buildings are already leased, with tenants including a hair salon and a boutique fitness studio. She explained that leasing took longer than expected because the intersection was newly developed and lacked strong traffic data early on. One smaller space remains

available, and she added that a planned nearby hotel is expected to help increase activity and attract additional tenants.

Commissioner Burson followed up on earlier questions by asking why retail space increased in the northwest quadrant of the development between the original and revised plans. He asked Ms. Christie, from the developer's perspective, what motivated the change in retail distribution in the updated plan. Ms. Christie explained that the development's original vision has evolved due to strong tenant demand, particularly for its walkable, mixed-use residential and trail-adjacent location. She noted that much of the southern portion of the project is already fully pre-leased, with additional retail leases in place pending approvals. She also stated that the City is expected to support maximizing retail at a key intersection, provided parking and functionality are addressed. However, due to significant development challenges, including rocky site conditions and the high cost of extending utilities from Ridgeview Road, the project has become expensive to build. As a result, she said the development requires additional retail space to make the project financially feasible.

Commissioner Woolf asked for clarification on whether there are additional details regarding the project's amenity features and what those amenities are intended to include. Ms. Christie explained that the project is considering an amenity feature in the form of a structural, art-like installation made from limestone sourced from the site. She noted that the design would align with the City's interest in using stone elements in public spaces and would aim to create a sense of place and help brand the development through a decorative, architectural art piece. Ms. Christie added that the project would also include significant landscaping improvements, with an emphasis on beautifying the southeast corner of the site.

Commissioner Harber expressed support for the plan, noting appreciation for the long development timeline of about 25 years. He referenced prior discussions among Commissioners about the intersection and said he was pleased to see the increase in proposed development, particularly given growing traffic and use of Ridgeview Road by nearby neighborhoods such as Falcon Ridge. He added that, despite concerns about proximity to K-10, he believed the additional sites made sense and supported the overall plan.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for PL26-01PR – **Vista Village North** and the final plat for PT26-01F – **Vista Village, 4th Plat** located at the southeast corner of Prairie Star Parkway and Ridgeview Road for a commercial subdivision.

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

6. **Primrose School — Consideration of a special use permit and preliminary plan for commercial daycare on property located at 16990 West 86th Street within the CC, Planned City Center District. (Public Hearing)**
 - a. **Consideration of a special use permit to allow a daycare, commercial use in the CC, Planned City Center District. SU26-05**
 - b. **Consideration of a preliminary plat for a commercial daycare. PL26-02P**

APPLICANT PRESENTATION

Katelynn Scheren of Primrose Schools presented the proposal for Primrose Schools, an early childhood education center serving children ages six weeks to five years. She explained that the center would operate from approximately 6:30 a.m. to 6:00 p.m., and parents would be required to park and escort their children into the facility. She also noted that Primrose Schools are individually franchised, and that franchise owner Anne Lewis, who already operates the Primrose School of Shawnee, is planning to open and operate the new location in Lenexa.

STAFF PRESENTATION

James Molloy explained the proposed Primrose School of Lenexa City Center, which includes a special use permit and preliminary plan for a site at 16990 West 86th Street near the intersection of 86th and Elmridge Street, adjacent to the Advent Health Lenexa City Center campus. He noted that the site is zoned and designated as "City Center," requiring compliance with City Center design guidelines. He described how the project evolved from earlier concepts, including a prior unspecified office building plan, and said staff worked with Primrose Schools over the past year to develop the current design. He also noted that additional developable space may exist to the north, though its future use is currently undetermined. Mr. Molloy explained that a special use permit is required because the project is a commercial daycare serving more than 12 individuals. He outlined that the facility is planned as a 14,896 SF building with up to 11 classrooms, serving approximately 186 students and employing up to 30 staff. Operating hours would generally be 6:30 a.m. to 6:30 p.m., with defined peak drop-off and pick-up periods, and occasional weekend events. He stated that the project includes 64 parking spaces (exceeding the 49 required), with ADA-compliant spaces included, and that traffic impacts are expected to be minimal due to parents parking and escorting children rather than forming queues. Mr. Molloy further described the site design, noting the building is set back 25 feet to accommodate utilities and enhance pedestrian space, slightly exceeding the maximum allowable setback. The plan includes two playground areas, a public amenity space with seating, and preserved trail connectivity to Central Green. He also highlighted extensive landscaping, grading adjustments due to significant elevation changes, and a retaining wall along the western side. He closed by summarizing the architectural design, which incorporates brick, stucco, and stone accents with earth-toned materials, along with screened rooftop equipment. Staff recommended approval of both the special use permit and preliminary plan, including indefinite approval of the special use permit, with final consideration scheduled for the Governing Body meeting on April 21, 2026.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. No one from the public spoke.

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

COMMISSIONER DISCUSSION

Commissioner Horine requested more detailed design information about a proposed six-foot and four-foot retaining wall along the trail, expressing concern that it should not be plain concrete and suggesting it should incorporate more decorative materials like stone. He also noted that while landscaping is planned to screen the wall, it may take time to mature, meaning the wall would initially be highly visible. He encouraged the applicant to consider a more visually appealing design. He additionally suggested that staff evaluate safety at a nearby private access drive, noting concerns about vehicles exiting toward Scarborough and recommending consideration of a stop sign due to observed traffic issues. Finally, he

made a light comment to the applicant about ensuring noise considerations for nearby residents when children are using the playground.

Commissioner Jamison asked what physical separation would exist between the public amenity area and the playground. Mr. Molloy responded that the separation would consist of a combination of landscaping and a six-foot-tall fence along the playground areas. Chase Kohler of Renaissance Infrastructure Consulting clarified that the barrier between the public amenity area and the playground would be a vinyl vertical-style fence that meets city standards, rather than a traditional chain-link fence. He also explained that there would be approximately six feet of separation between the fence and the adjacent seating area in the public amenity space.

Commissioner Burson expressed concern about the proposed fence near a playground situated by a steep 50–55-foot drop-off. Based on experience with school playgrounds, he noted that vinyl fencing could be climbable and pose a safety risk, particularly if children were chasing balls toward the edge. Ms. Scheren reassured them that the fence would be six feet tall and that ball-related activities would not be part of the play area, reducing the likelihood of children running toward the slope. She further explained that the play area will consist of built-in playground equipment, such as slides and climbing structures, and will not include activities involving balls. This means there is no expectation of objects, like errant balls, going over the fence.

Commissioner Burson asked Staff to identify on the screen where the proposed “Ninja Warrior” style course, or park area, would be located in relation to the surrounding features being discussed. Mr. Molloy stated that the “Ninja Warrior” style course would be located to the south-southeast, on the other side of the bridge. Scott McCullough clarified that the play feature is located at 87th Street, near the building where the stairs descend, specifically at the bottom of the stairs in the Central Green area. He confirmed that part of Central Green will be used for this addition, describing it as a new playground element within the existing park.

Commissioner Woolf echoed earlier comments supporting the use of shrubbery and fencing between the public space and the playground to provide screening. He noted the importance of creating separation, given that the area is open to the public and children would be using the playground during times like recess.

Commissioner Katterhenry agreed that retaining walls should be visually broken up rather than appearing as one tall, continuous structure. He emphasized that the wall should use an attractive, high-quality material instead of plain concrete. Scott McCullough agreed that the feedback regarding the retaining wall had been communicated to the applicant and they were accommodating those concerns. He noted that along Central Green, the plan includes a retaining wall to be refined in the final design, along with additional landscaping on the city side of the property line to help buffer and soften its appearance.

Commissioner Dharod asked for more information about a proposed plaza feature, specifically requesting details on its intended use, who would have access to it, and who would be responsible for its maintenance. Mr. Molloy explained that, in accordance with the City Center design guidelines, the project includes a required public amenity area. He stated that this plaza will be located on the southeast corner of the site near the intersection. It will be publicly accessible, and the current plan is to develop it as a seating area.

Chairman Poss reflected on the proposal within the broader context of City Center development, noting that a daycare use had not previously been envisioned but now makes sense given the nearby hospital and office buildings. He explained that the location would offer convenience for working parents. He also expressed support for the building’s design and its compliance with City Center guidelines. He said that

overall, he viewed the plan positively and looked forward to its continued development in the next phase of the process.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of **SU26-05** - an indefinite special use permit for a daycare, commercial for **Primrose School of Lenexa City Center** at the NWC of 86th Street & Elmridge Street.

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

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for PL26-02P – **Primrose School of Lenexa City Center** at the northwest corner of 86th Street & Elmridge Street, for a daycare, commercial use.

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

- 7. Bean Babies Daycare — Consideration of a special use permit for a daycare, general use on property located at 9248 Noland Road within the RP-1, Planned Residential (Low Density) District. SU26-06. (Public Hearing)**

APPLICANT PRESENTATION

Andrea Jewett, owner of Bean Babies Daycare and property owner of 9248 Noland Road, introduced herself and described her background in childcare, noting 25 years of experience in the field and 17 years operating a licensed daycare, originally in Overland Park and later Lenexa. She explained that she co-runs the daycare with her sister and occasionally receives help from her mother as a substitute. She outlined the daycare's daily operations, including hours (7:30 a.m. to 5:30 p.m.), typical drop-off and pick-up times, and parking arrangements that accommodate parents while discouraging street parking on Noland Road, with an alternative on Oak Street if needed. Ms. Jewett emphasized the daycare's very low turnover rate, describing long-term relationships with families as children often stay from infancy through school age. She said most enrollment comes through word of mouth and highlighted the strong bonds formed with families over multiple years. She also described the program's educational focus, including early sensory learning for infants and a pre-kindergarten curriculum emphasizing fine motor skills, early math, pre-writing, and hands-on learning to prepare children for kindergarten. She closed by saying that the daycare operates year-round on-site, with occasional walks to a nearby park and outdoor activities such as nature walks and sensory play, including activities like a "mud kitchen."

STAFF PRESENTATION

Jessica Lemanski presented the special use permit request for Bean Babies Daycare at 9248 Noland Road, located north of 95th Street and near Santa Fe Trail Drive and Pflumm Road. She described the surrounding area as primarily single-family residential zoning (RP-1), with some higher-density RP-2 residential nearby and a church designated as institutional land use. She explained that the request is for a daycare, general use, defined in the code as providing care for 7 to 12 individuals. She noted that Staff reviewed the 13 required criteria for a special use permit and had no concerns with them. Ms. Lemanski highlighted traffic considerations, stating that Noland Road is a no-parking zone and that parents are instructed to either use the driveway for drop-off and pick-up or park on Oak Street if necessary. She also noted the daycare's operating hours of 7:30 a.m. to 5:30 p.m., with staggered arrival

and departure times. She concluded by stating that staff recommends approval of the special use permit, which is tentatively scheduled for consideration by the Governing Body on April 21, 2026.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. No one from the public spoke.

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.

COMMISSIONER DISCUSSION

Chairman Poss stated that the item appeared to be straightforward and indicated he had no concerns with the property or the proposal. He stated that everything seemed to be in order.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of SU26-06 - a special use permit for a daycare, general use in the RP-1 Zoning District for **Bean Babies Daycare** at 9248 Noland Road for a 10-year period.

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

STAFF REPORTS

Scott McCullough notified the Commissioners that they should have received an email regarding the volunteer appreciation dinner.

Stephanie Sullivan requested the Commissioners stay for about five minutes so that she could take a group photo.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 7:58 p.m. on Monday, April 6, 2026.