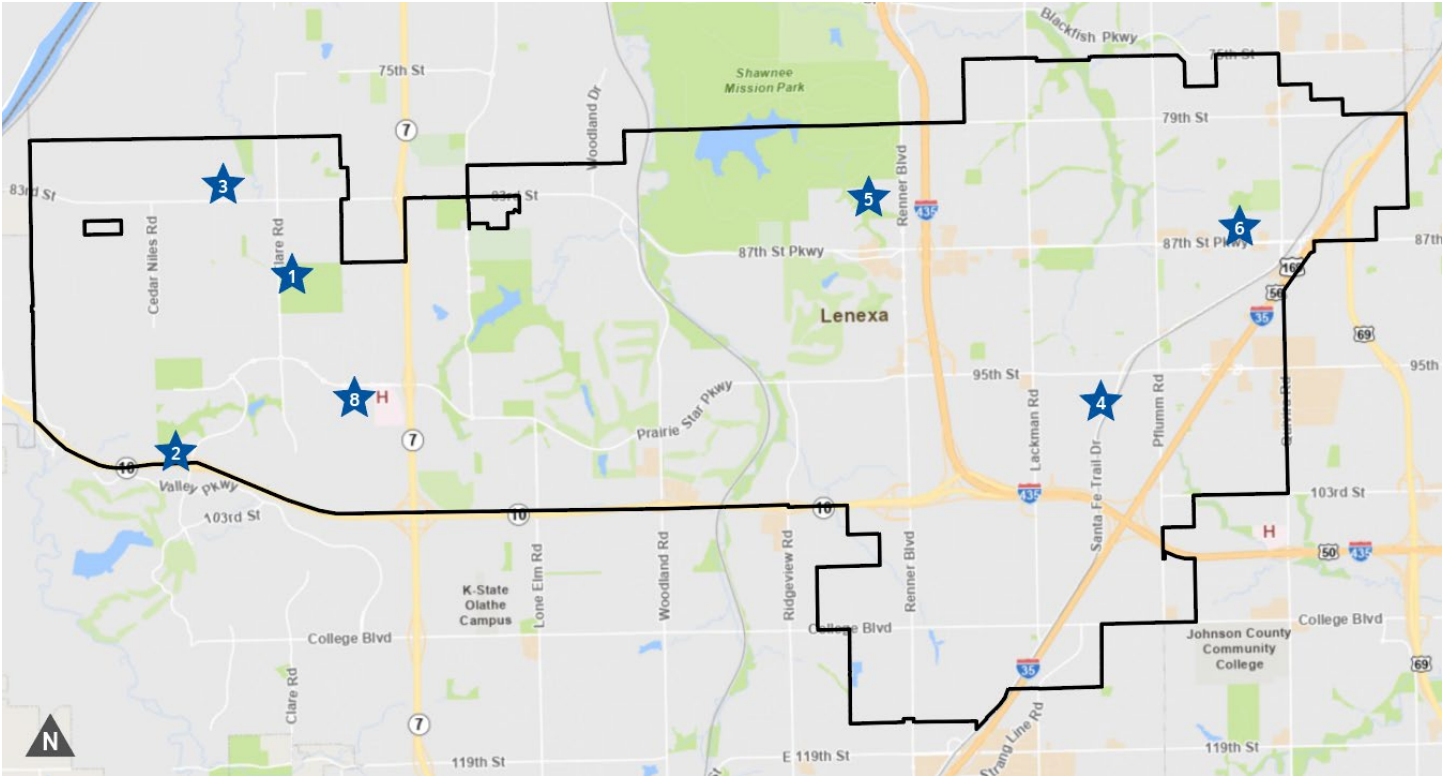


AGENDA MAP



CALL TO ORDER

ROLL CALL

APPROVE MINUTES FROM THE MAY 4, 2026 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 desires separate discussion on an item, that item may be removed from the consent agenda and placed on the regular agenda.

- 1. Highlands at Clear Creek — Consideration of a final plat for a single-family residential subdivision on property located near the southeast corner of 86th Terrace and Clare Road within the RP-1, Planned Residential (Low Density) District. PT26-11F**
- 2. Canyon Ridge — Consideration of a final plan for the multifamily residential component of a mixed-use development located at the northwest corner of K-10 Highway & Canyon Creek Boulevard within the PUD (Planned Unit Development) District. PL26-03F**

3. **USD 232 Cedar Trails Exploration Center Building Addition — Consideration of a revised final plan for an addition to the early childhood center and high school career center on property located at 8201 Mize Boulevard within the R-1, Single-Family Residential District. PL26-03FR**
4. **Arrived Outdoors — Consideration of a final plan for a building addition and site improvements for a club or lodge use on property located at 14144 Santa Fe Trail Drive within the BP-2, Planned Manufacturing District. PL26-04F**
5. **Primrose School & Advent Health, Lenexa City Center, Fourth Plat — Consideration of a final plan and final plat for a commercial daycare on property located at the northwest corner of 86th Street & Elmridge Street within the CC, Planned City Center District. PL26-05F, PT26-17F**

REGULAR AGENDA

6. **Lenexa Fire Station 6 — Consideration of a preliminary plan for public safety and office uses on property located at 12350 West 87th Street Parkway within the CP-O, Planned General Office District. PL26-05P**
7. **Proposed Amendment to the Unified Development Code — Regulations related to medical or dental clinic and personal services uses in the NP-O, Planned Neighborhood Office and CP-O, Planned General Office Districts. UDC26-02**

CONTINUED APPLICATIONS (NO DISCUSSION)

8. **Prairie Star Parkway Center — Consideration of a rezoning and preliminary plan for a nine-lot commercial development located south of Prairie Star Parkway between Gleason Road and Dunraven Street. (Continued to the July 6, 2026 Planning Commission Meeting)**
 - a. **Consideration of a rezoning from the AG, Agricultural District to the CP-2, Planned Community Commercial District to allow a new commercial development. RZ26-03**
 - b. **Consideration of a preliminary plan for a nine-lot commercial development in the CP-2, Planned Community Commercial District. PL26-06P**

STAFF REPORTS

ADJOURN

APPENDIX

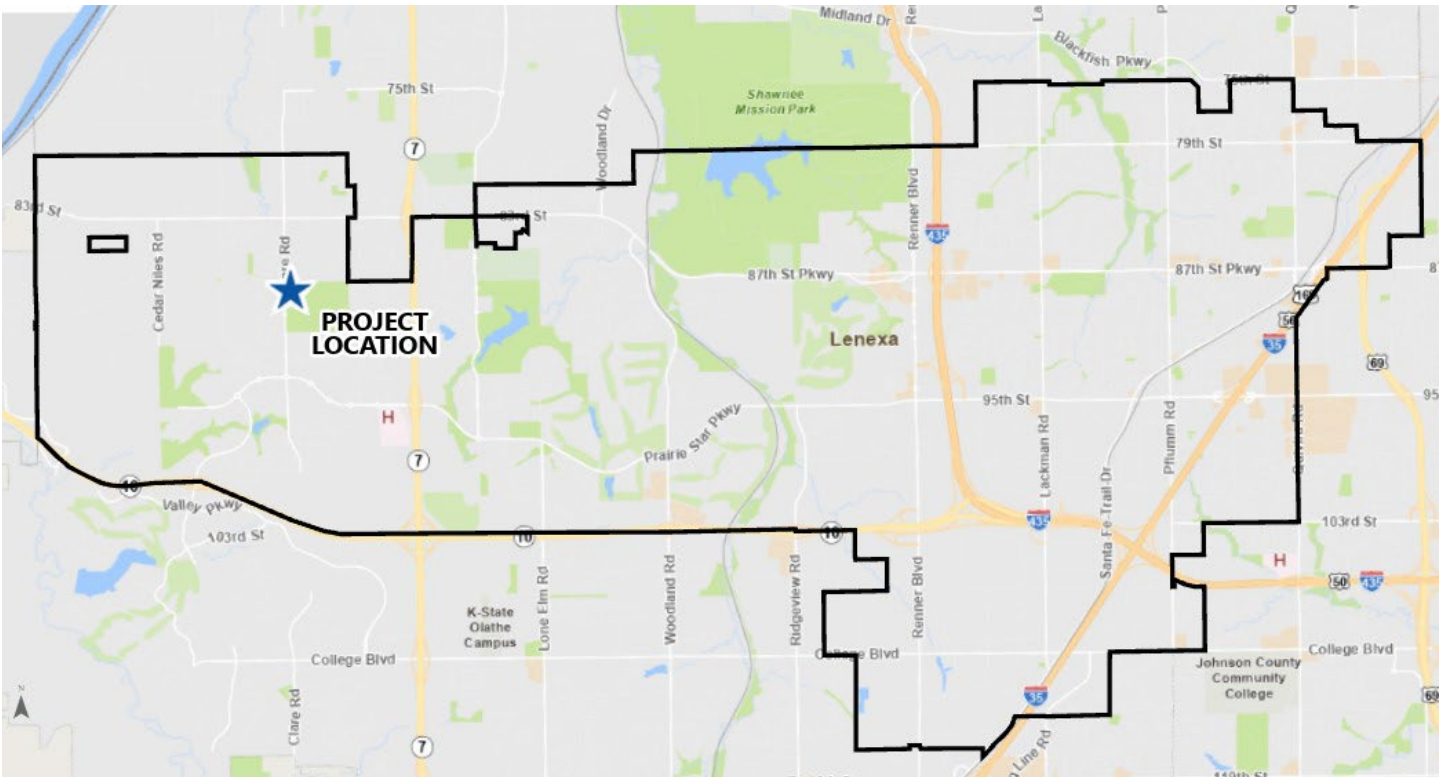
If you have any questions about this agenda, please contact the Stephanie Sullivan, Planning Manager, at ssullivan@lenexa.com.

*If you need any accommodations for the meeting, please contact the City Clerk's Office at 913-477-7550 at least 48 hours prior to the meeting.
Kansas Relay Service: 800-766-3777*

Assistive Listening Devices are available for use in the Community Forum by request.

HIGHLANDS AT CLEAR CREEK SUBDIVISION

Project #:	PT26-11F	Location:	Near the southeast corner of the intersection of 86 th Terrace and Clare Road
Applicant:	Doug Ubben, Phelps Engineering, Inc.	Project Type:	Final Plat
Staff Planner:	Dave Dalecky	Proposed Use:	Single-Family Residential



PROJECT SUMMARY

The applicant requests approval of a final plat near the southeast corner of the intersection of 86th Terrace and Clare Road. The final plat contains 50 single-family residential lots and 4 tracts on 16.73 acres of land. The final plat has a density of 2.99 lots per acre. The preliminary plat was approved with deviations from the Unified Development Code (UDC) for lot area, lot width, and front yard setbacks. The approved deviations are consistent with deviations approved for several other single-family neighborhoods in the area west of K-7 Highway. The plat includes dedications of drainage, utility, landscape, sidewalk easements and right-of-way to the City of Lenexa. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

This site is a 16.73-acre undeveloped tract of land located near the southeast corner of 86th Terrace and Clare Road. The site is part of 127 acres under City ownership, which was originally acquired by the City in the late 1990s and early 2000s.

A preliminary plan/plat was approved for the site concurrently with approval of a rezoning to the RP-1 district. The proposed final plat complies with the approved preliminary.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
RZ26-01	Rezoning	Clear Creek Subdivision	February 17, 2026
PT26-01P	Preliminary Plan/Plat	Clear Creek Subdivision	February 17, 2026

LAND AREA (AC)	PROPOSED LOTS	CURRENT ZONING	COMP. PLAN
16.73	50	RP-1	Suburban-Density Residential

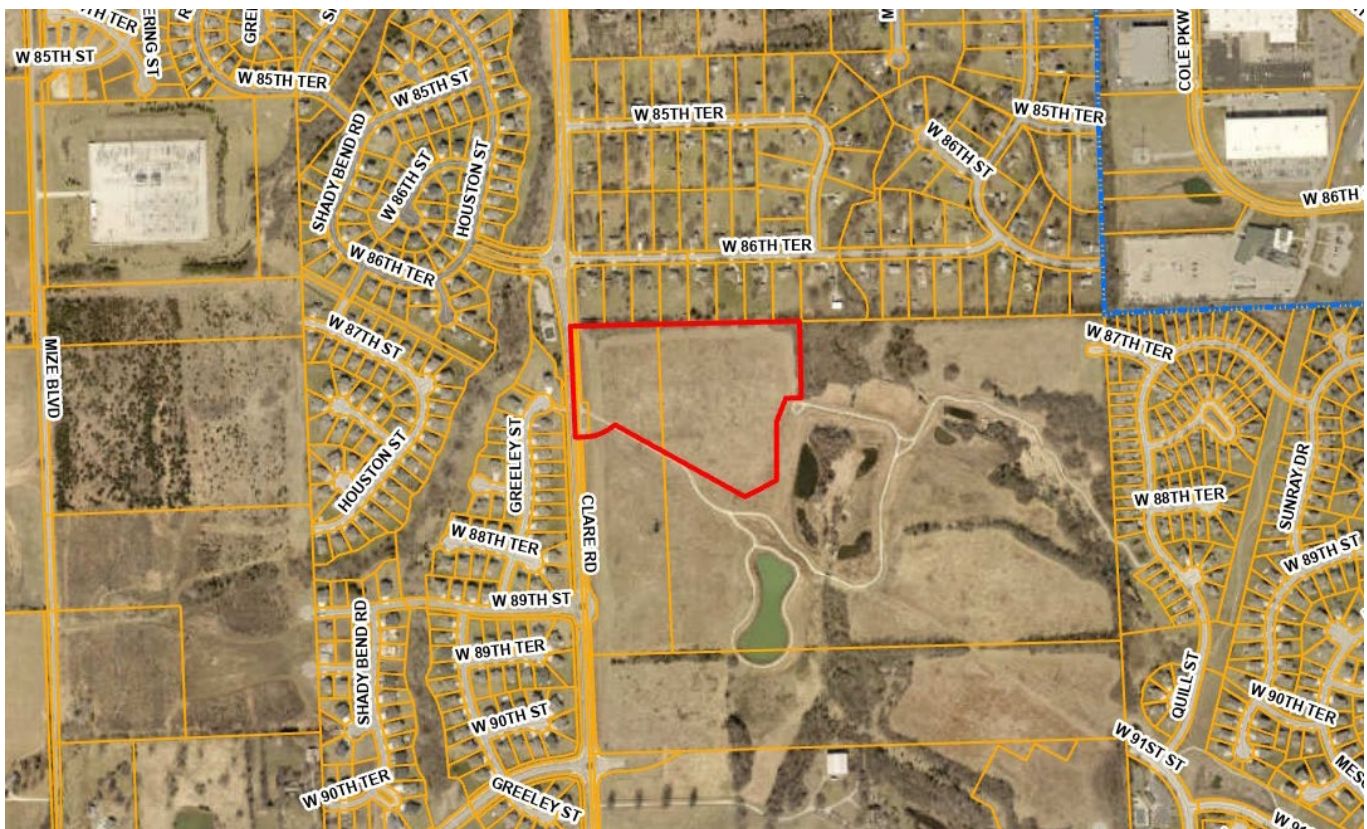


Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The proposed development is for a suburban-density single-family residential use. The site is zoned RP-1, Planned Single-Family (Low-Density) District and is classified as Suburban-Density Residential on the Future Land Use (FLU) Map of the Comprehensive Plan. This classification reflects single-family residential uses at a maximum density of 3.5 dwelling units per acre (DUA). The proposed plan includes single-family uses at 2.99 DUA. The proposed final plat is consistent with the Comprehensive Plan and RP-1 zoning of the property.

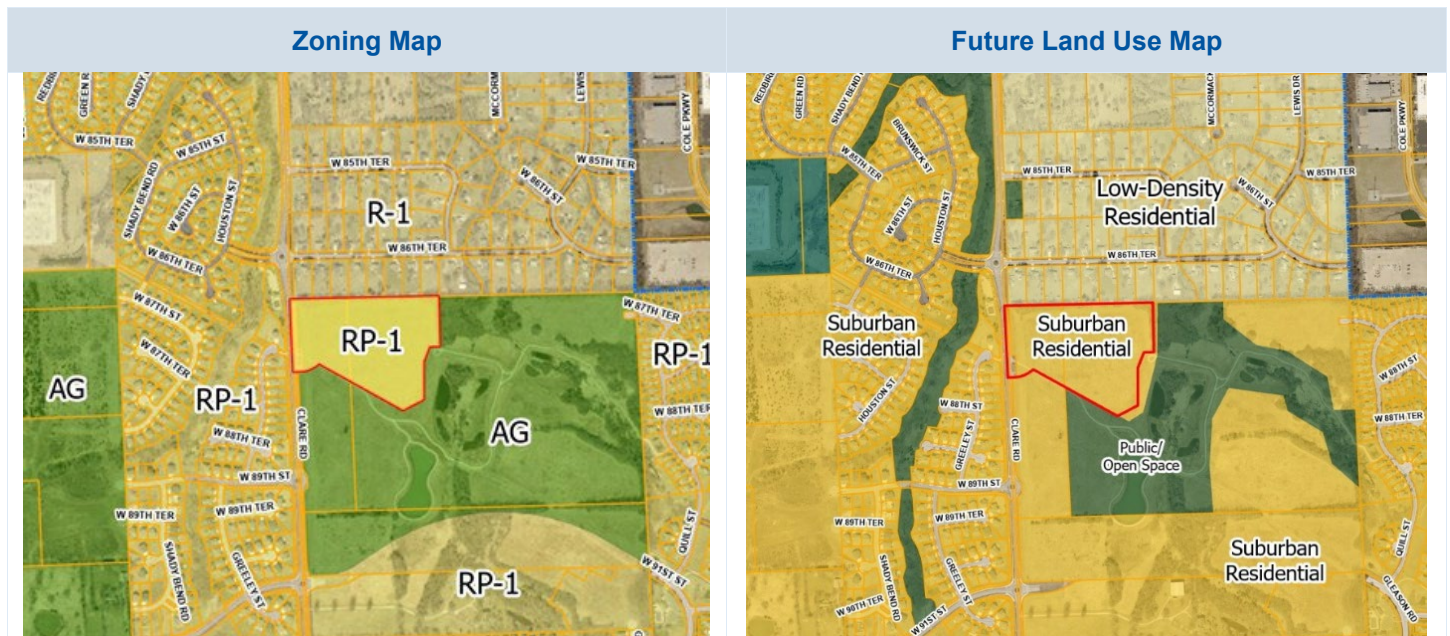


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Suburban-Density Residential	RP-1, Planned Single-Family (Low-Density) Residential District	Undeveloped land
North	Low-Density Residential	R-1, Single-Family (Low-Density) Residential District	Single-Family Residential
South	Suburban-Density Residential and Park/Open Space	AG, Agricultural District	Undeveloped land / Regional Detention
East	Suburban-Density Residential and Park/Open Space	AG, Agricultural District	Undeveloped land / Regional Detention
West	Suburban-Density Residential	RP-1, Planned Single-Family (Low-Density) Residential District	Single-Family Residential

FINAL PLAT REVIEW

The applicant proposes development of a single-family residential neighborhood known as Highlands at Clear Creek. The subject site is located near the southeast corner of 86th Terrace and Clare Road. The site is currently undeveloped land. The plat contains 50 lots and 4 tracts on 16.73 acres of land. The tracts will be used for neighborhood amenities and a fence and landscape buffer (along Clare Road). The tracts are to be owned and maintained by a Homeowners Association which, in this case, will be the Community Land Trust.

Access to the subdivision is from a new public street that will intersect with Clare Road. This street will be between 86th Terrace to the north and 91st Street to the south. The subdivision will have three internal streets; two will end in a cul-de-sac. The subdivision will also have two connections to the City Park trail system to the east and south of the neighborhood. The existing trail running south of the plat will be moved to the south to be farther from the rear yard property lines.

Deviations (see Table 6) were granted with the preliminary plat for a 5-foot reduction of the front yard setback of all lots, lot width reduction from 70 feet to 62 feet for 45 of the 50 lots, and for lot area reduction from 8,000 SF to 7,560 SF for 14 of the 50 lots.

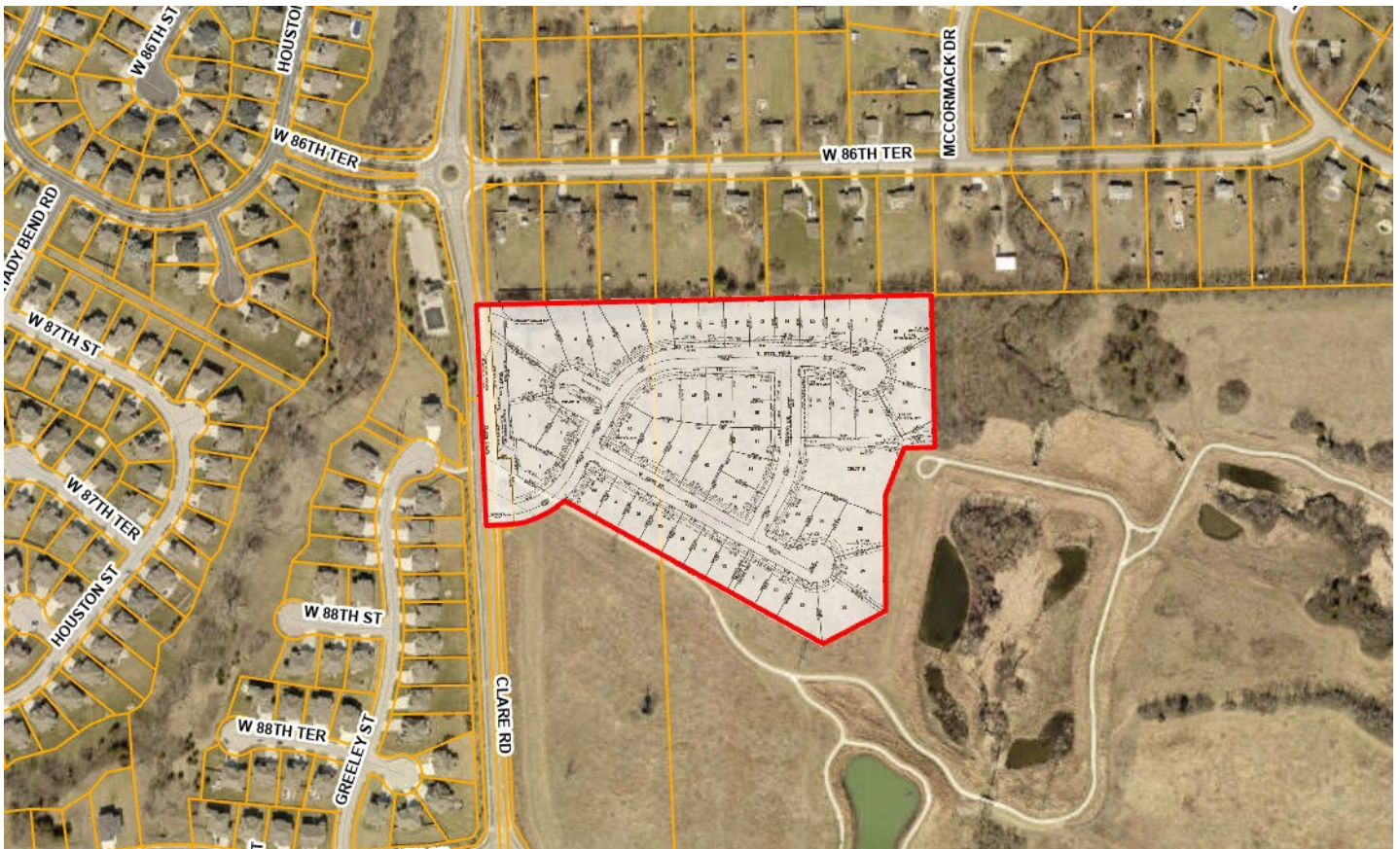


Exhibit 2: Final Plat on Aerial.

The lots in the neighborhood are designated as a dwelling classification of D, which has a minimum floor area per Table 3. The dwelling classification establishes the minimum ground floor area of the homes that are constructed in the neighborhood.

TABLE 3: DWELLING CLASS D - CLEAR CREEK PRELIMINARY PLAT

1-Story (and split level) minimum ground floor area	1 & 1/2-Story minimum ground floor area	2-story minimum ground floor area
1,600 SF	1,150 SF	850

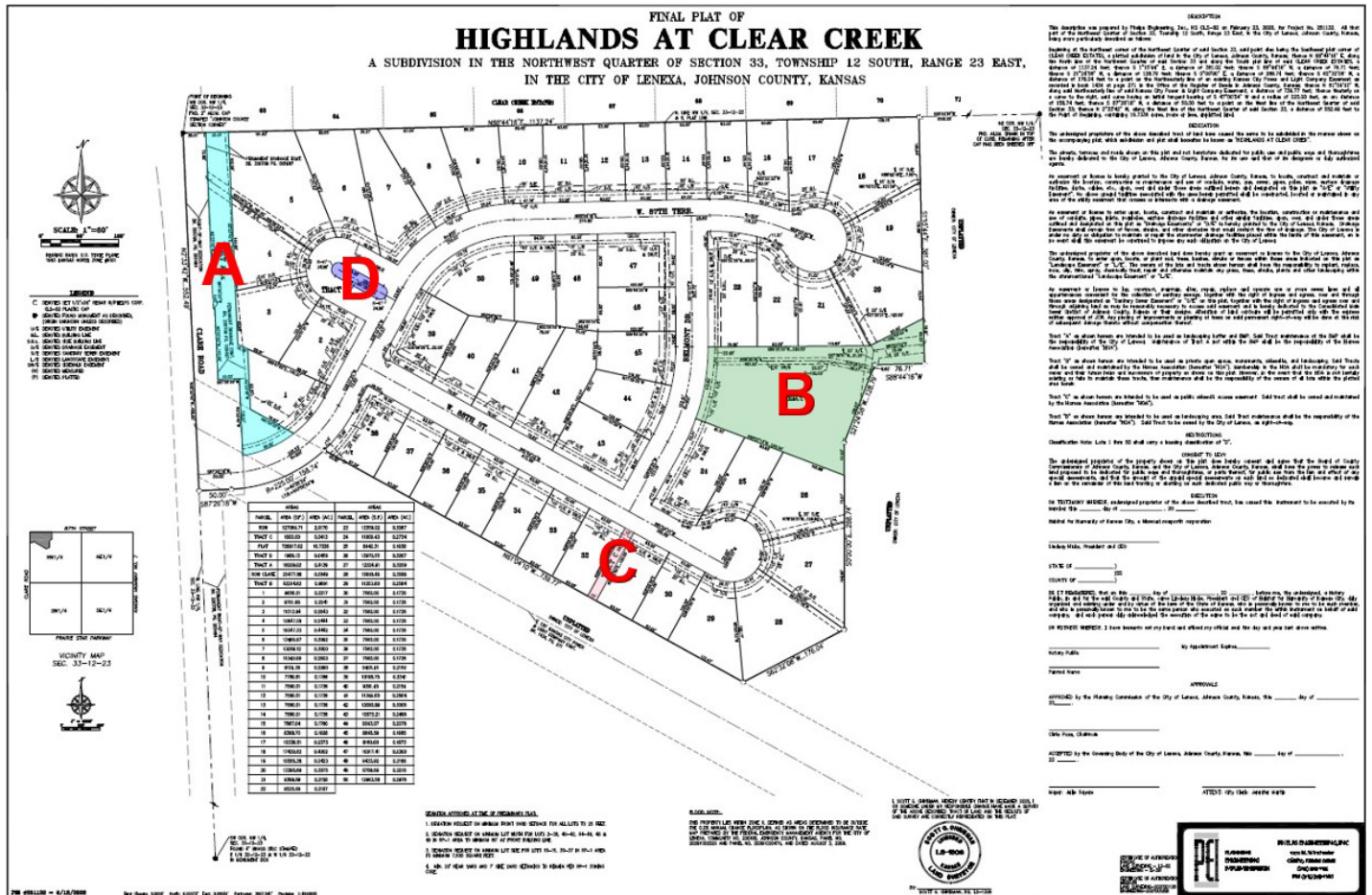


Exhibit 3: Final plat (tracts highlighted).

TABLE 4: CLEAR CREEK PRELIMINARY PLAT

Lots and Tracts	Purpose	Ownership
Lots 1-50	Single-Family Residential	CLT/Homeowner
Tract A	Fence and Landscape Buffer along Clare Road / Stormwater BMP	Homeowners Association (CLT) / BMP maintained by City
Tract B	Neighborhood Amenity and Public Sidewalk Easement	Homeowners Association (CLT)
Tract C	Public Sidewalk Easement	Homeowners Association (CLT)
Tract D	Island in Right-Of-Way	City of Lenexa with maintenance by HOA



Exhibit 4: Right-of-Way and easement dedications.

TABLE 5: PLAT DEDICATIONS	
Type of Dedication	Dedicated to
Right-Of-Way	Lenexa
Utility	Lenexa
Drainage	Lenexa
Sanitary Sewer	Johnson County Wastewater
Landscape	Lenexa
Public Sidewalk	Lenexa

DIMENSIONAL STANDARDS

The neighborhood is in compliance with the subdivision requirements of [Section 4-2-C](#) of the UDC. The preliminary plat was approved with deviations to reduce the front yard setback of all 50 lots from 30’ to 25’, reduce the lot width of 45 lots from 70’ to 62’ (narrowest), and reduce the lot area of 14 of the lots from 8,000 SF to 7,560 SF (smallest). The deviations approved for the neighborhood are consistent with several neighborhoods developed in Lenexa over the past 20 years. This site has an overhead powerline easement along the entire southerly boundary of the site; this easement establishes a line that the development cannot encroach into and drives design of the lots. All other dimensional standards of the RP-1 Zoning District are met. The side and rear yard setbacks are not proposed to be reduced from the code requirements of 7’ for side yards and 20’ for rear yards.

PUBLIC IMPROVEMENTS

A south-bound left turn lane will be added on Clare Road into the neighborhood. The existing street was designed to accommodate this left turn lane; therefore, no widening of Clare Road is necessary. Lane markings/stripping will be added to create this turn lane. The proposed local street connecting to Clare Road will cross an existing City park trail, which will be realigned at the developer’s expense to shift the crossing to a street intersection as noted in the preliminary plat staff report. It is likely that a pedestrian crossing on Clare Road, on the south side of the intersection of Clare Road with the new local street, will be necessary when traffic volumes are warranted.

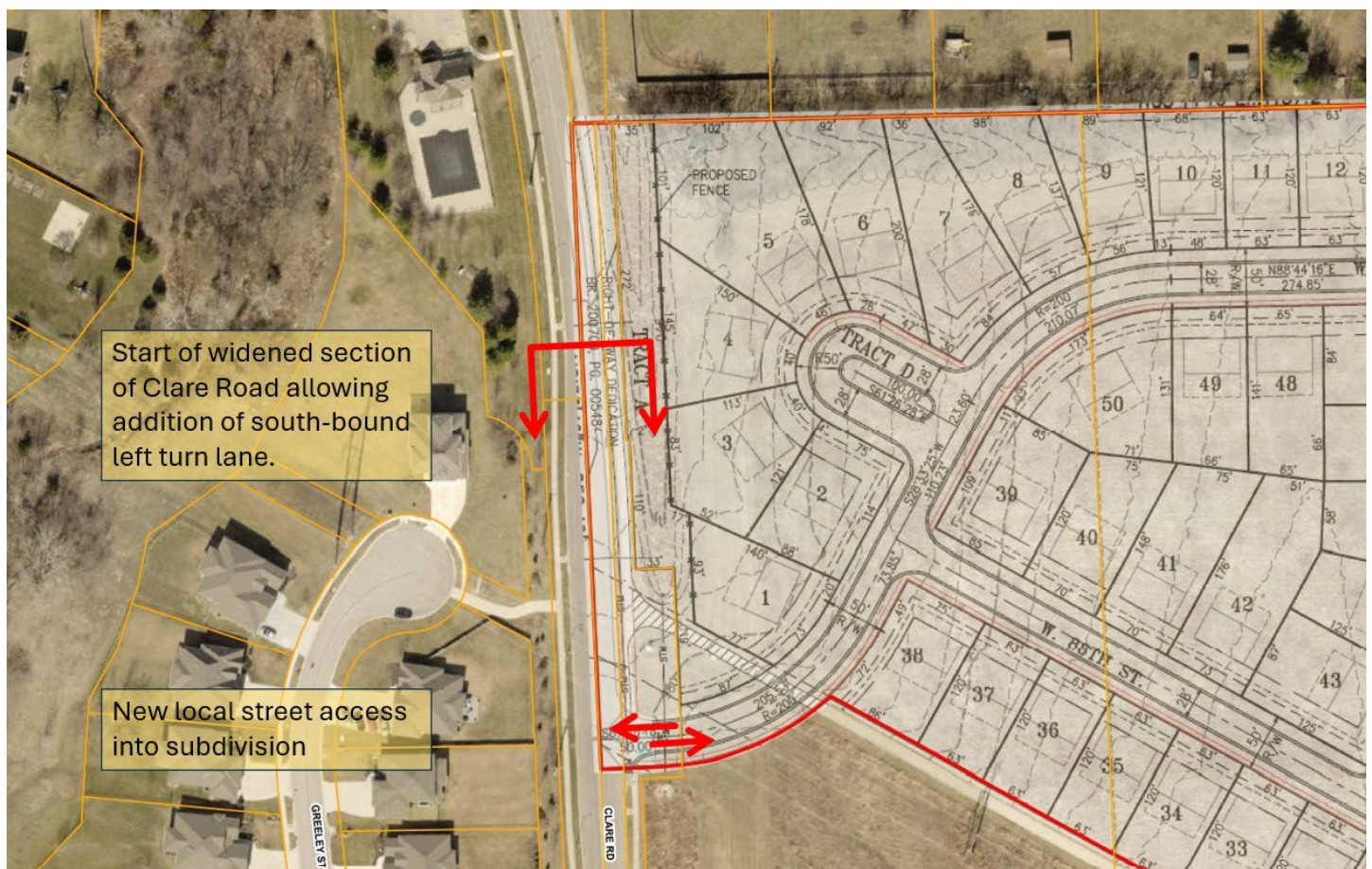


Exhibit 4: Clare Road width allowing for south-bound left turn lane.

The developer is responsible for relocating the 10'-wide City Park trail section on the south side of the site and for trail connections within the neighborhood to the existing trails in (future) Centennial Park.

STORMWATER

Stormwater management for this site has been provided by the City with previously constructed regional facilities. This development will pay a fee for the use of these facilities to meet code requirements in lieu of providing on-site stormwater facilities (though one facility exists on the site along Clare Road in Tract A). This is similar to other properties and subdivisions in this watershed, such as the most recently completed Prairie View at Creekside Woods Fifth Plat subdivision.

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 submittal.

LANDSCAPING

Single-family neighborhoods require a fence and landscape buffer along collector and arterial streets. The buffer is typically provided in a tract between lots and the street right-of-way. A fence and landscape buffer is provided in a tract for this neighborhood. The tract is identified on the preliminary plat as Tract A and is to be owned and maintained by the HOA. The tract shows the required number of shade and ornamental trees are provided in the tract. This tract will also contain a stormwater treatment feature for this neighborhood. The stormwater feature will be maintained by the City and the landscape screening will be maintained by the HOA.

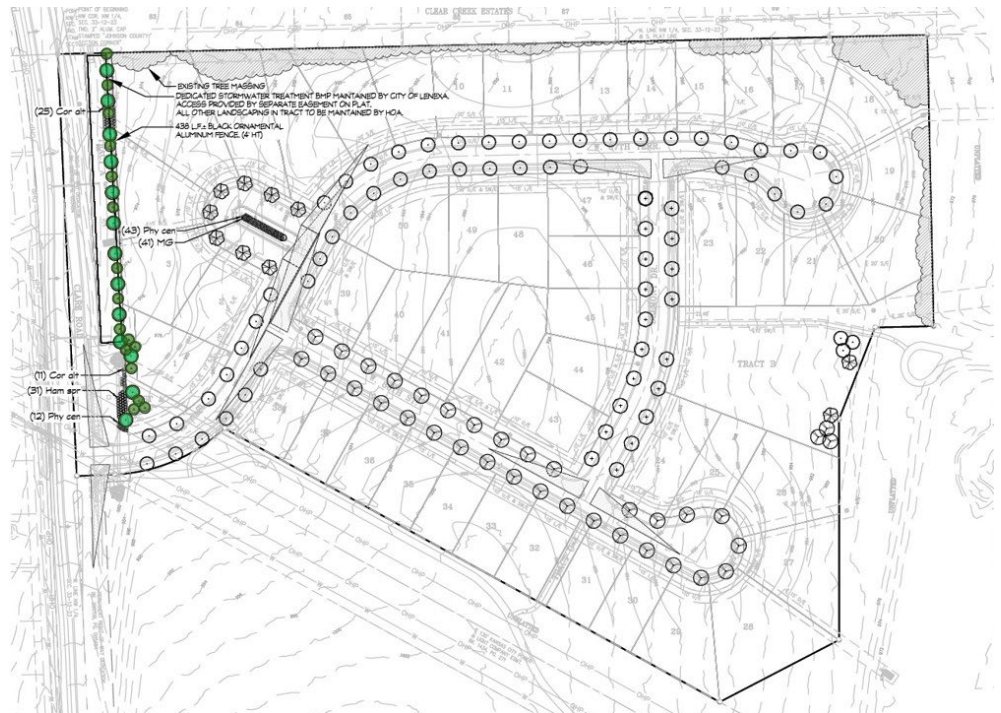


Exhibit 5: Fence and landscape Buffer plan.

A tree line exists along the north property line of the site. The applicant intends to retain the tree row along the north property line to provide a mature tree buffer from the existing residents to the north. This is not a code requirement and will depend on utility layouts and the constructability of each lot as homes are constructed.

The landscape plan also shows street trees along the local public streets. Street trees are installed by the City near the completion of construction in the neighborhood to avoid damage to the newly planted trees from construction activity. The developer pays a fee for the cost of the trees prior to being issued permits for the construction of new homes in the neighborhood.

DEVIATIONS

Deviations were approved for front yard setback, lot width and lot area reductions for various lots with the preliminary plat for the neighborhood (see Table 6). The deviations are illustrated on Exhibit 6 using colored dots to reflect the deviation(s) for each lot. The deviations are consistent with deviations granted for several neighborhoods in the development areas of the City.

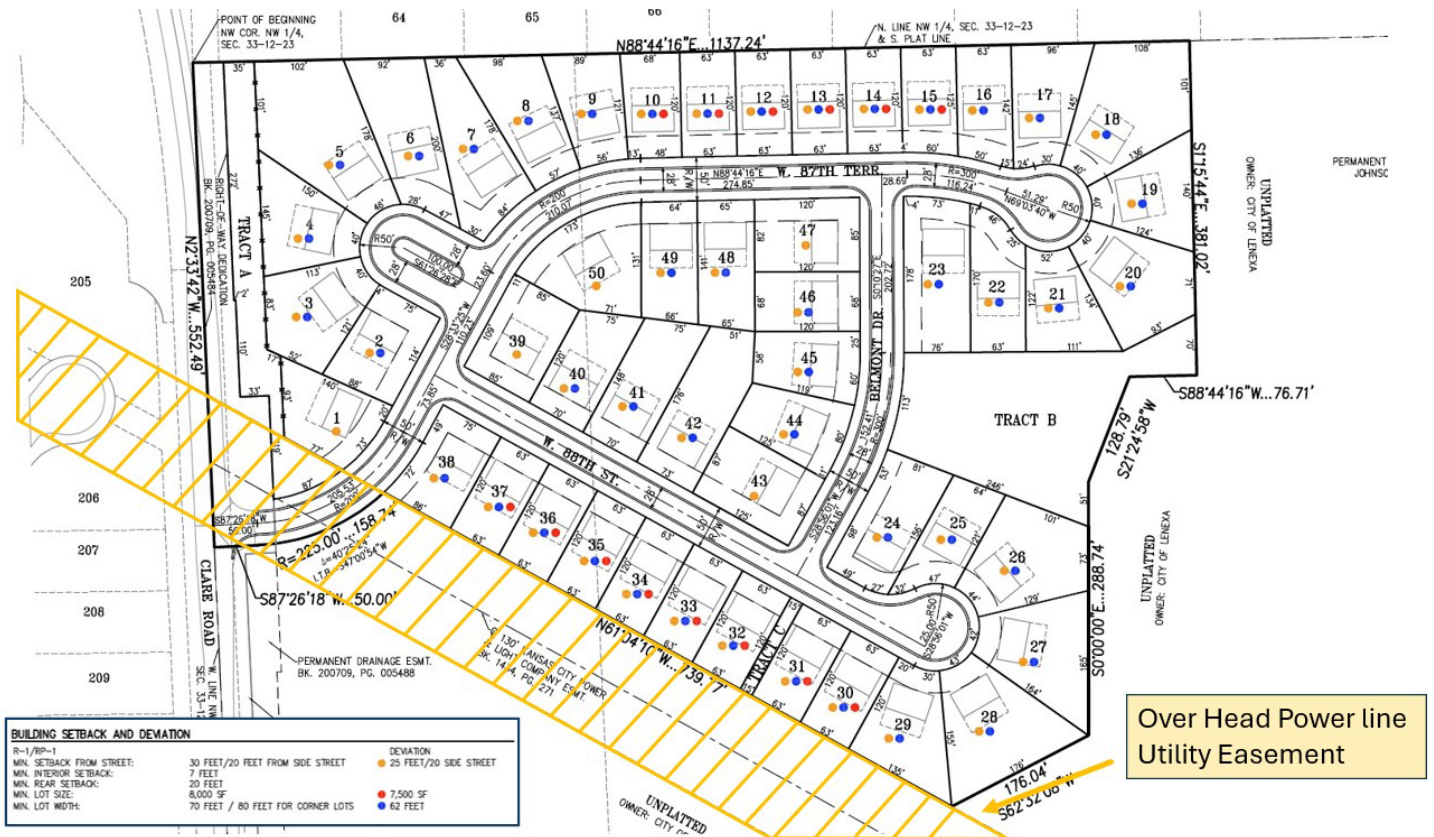


Exhibit 6: Approved deviations plan.

TABLE 6: APPROVED DEVIATIONS			
Deviation	UDC Requirement	Approved	Difference
Front Yard setback (all lots)	30'	25'	5'
Lot Width (Lots 2-38, 40-42, 44-46, and 48-49)	70 feet	62 feet (narrowest)	Up to 8 feet
Lot Area (Lots 10-15 and 30-37)	8,000 SF	7,560 SF	440 SF

REVIEW PROCESS

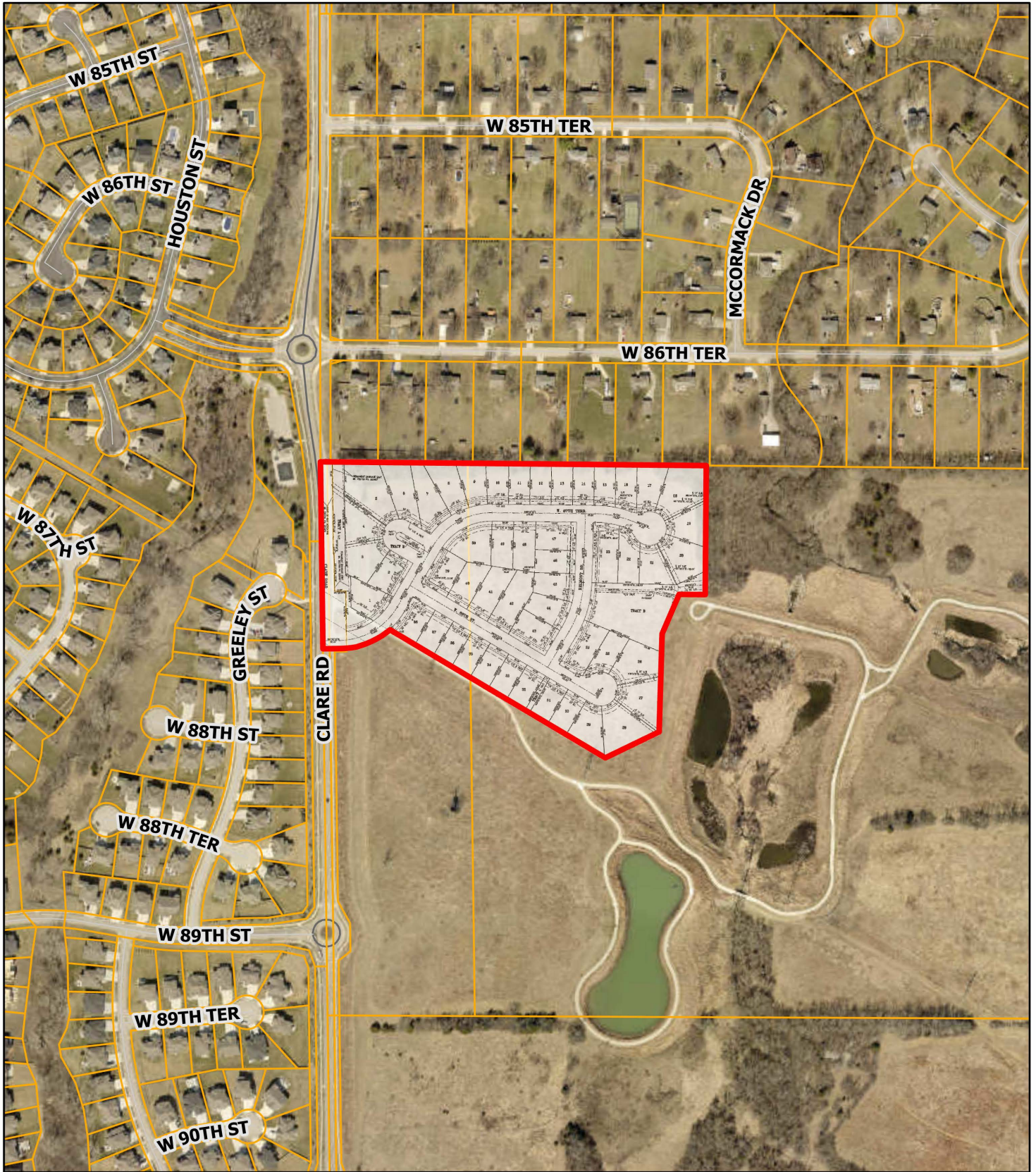
- The Planning Commission is the final authority for approval of this plat.
- The City Council accepts all dedications to the City. The project is tentatively scheduled for consideration by the City Council on June 16, 2026.
- The final plat must be recorded with Johnson County prior to permit(s) being 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

- ★ **Staff recommends approval of the proposed final plat for Highlands at Clear Creek Subdivision.**
 - The final plat includes 50 single-family lots and 4 tracts.
 - The plat includes dedications of right-of-way, drainage, utility, landscape, and sidewalk easements to the City of Lenexa.
 - The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Vibrant Neighborhoods* and a *Thriving Economy*.

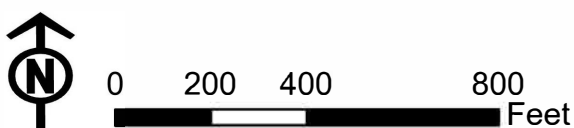
FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT26-11F – **Highlands at Clear Creek Subdivision** located near the southeast corner of the intersection of 86th Terrace and Clare Road for a single-family residential subdivision.



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

Highlands at Clear Creek



FINAL PLAT OF HIGHLANDS AT CLEAR CREEK

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 23 EAST,
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CUS-82 on February 23, 2008, for Project No. 251132. All plat data for the Northwest Quarter of Section 33, Township 12 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 33, said point also being the Southwest plot corner of CLEAR CREEK ESTATES, a plotted subdivision of land in the City of Lenexa, Johnson County, Kansas; thence N 88°41'16" E along the North line of the Northwest Quarter of said Section 33 and along the South plot line of said CLEAR CREEK ESTATES; a distance of 1137.24 feet; thence S 11°24'41" E, a distance of 381.02 feet; thence S 88°41'16" E, a distance of 288.74 feet; thence S 62°32'08" W, a distance of 176.04 feet to a point on the Northeastern line of an existing Kansas City Power and Light Company Easement as recorded in book 1434 at page 271 in the Office of the Register of Deeds in Johnson County, Kansas; thence N 61°04'10" W, along said Northeastern line of said Kansas City Power and Light Company Easement, a distance of 739.77 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of S 47°00'54" W and a radius of 225.00 feet, on arc distance of 108.74 feet; thence S 87°26'18" W, a distance of 50.00 feet to a point on the West line of the Northwest Quarter of said Section 33; thence N 2°32'42" W, along the West line of the Northwest Quarter of said Section 33, a distance of 552.49 feet to the Point of Beginning, containing 16,736 acres, more or less, unplatted land.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HIGHLANDS AT CLEAR CREEK".

The streets, terraces and roads shown on this plat and not heretofore dedicated for public use and public ways and thoroughfares are hereby dedicated to the City of Lenexa, Johnson County, Kansas, for its use and that of its designers or duly authorized agents.

An easement or license is hereby granted to the City of Lenexa, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer, poles, poles, wires, surface drainage facilities, ducts, cables, etc., upon and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement". No above ground facilities associated with the uses herein permitted shall be constructed, located or maintained in any area of the utility easement that crosses or intersects with a drainage easement.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, poles, pipes, 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, 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, an in no event shall this easement be construed to impose any such obligation on the City of Lenexa.

The undersigned proprietor of the above described land does hereby grant an easement or license to the City of Lenexa, Johnson County, Kansas, to enter upon, locate, construct, maintain, or authorize the location, construction or maintenance of this plat as "Landscape Easement" or "L/E". The owners of the lots and tracts shown hereon shall have the responsibility to repaint, replace, mow, clip, trim, spray, otherwise maintain and otherwise maintain any grass, trees, shrubs, plants and other landscaping within the aforementioned "Landscape Easement" or "L/E".

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E", on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCM. Any piling 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.

Tract "A" as shown hereon is intended to be used as landscaping buffer and BMP. Said Tract maintenance of the BMP shall be the responsibility of the City of Lenexa. Maintenance of Tract A not within the BMP shall be the responsibility of the Homes Association (hereafter "HOA").

Tract "B" as shown hereon is intended to be used as private open space, monuments, sidewalks, and landscaping. Said Tracts shall be owned and maintained by the Homes Association (hereafter "HOA"). Membership in the HOA shall be mandatory for each owner and their future heirs and successors of property as shown on this plat. However, in the event that the HOA is not lawfully existing or fails to maintain these tracts, then maintenance shall be the responsibility of the owners of all lots within the platted area herein.

Tract "C" as shown hereon is intended to be used as public sidewalk access easement. Said tract shall be owned and maintained by the Homes Association (hereafter "HOA").

Tract "D" as shown hereon is intended to be used as landscaping area. Said Tract maintenance shall be the responsibility of the Homes Association (hereafter "HOA"). Said Tract is, by the City of Lenexa, as right-of-way.

RESTRICTIONS

Classification Note: Lots 1 thru 50 shall carry a housing classification of "D".

CONSENT TO LEVY

The undersigned proprietor of the property shown on this plat does hereby consent and agree 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 and thoroughfares, or parts thereof, for public use from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietor of the above described tract, has caused this instrument to be executed by its Member this _____ day of _____, 20____.

Habitat for Humanity of Kansas City, a Missouri nonprofit corporation

Lindsay Hicks, President and CEO

STATE OF _____)
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public, in and for the said County and State, came Lindsay Hicks, President and CEO of Habitat for Humanity of Kansas City, duly authorized and existing under and by virtue of the laws of the State of Kansas, who is personally known to me to be such member, who is personally known to me to be the same person who executed as such member the within instrument on behalf of said company, and such person 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 affixed my official seal on this day and year last above written.

Notary Public _____ My Appointment Expires _____

Printed Name _____

APPROVALS

APPROVED by the Planning Commission of the City of Lenexa, Johnson County, Kansas, this _____ day of _____, 20____.

Chris Post, Chairman

ACCEPTED by the Governing Body of the City of Lenexa, Johnson County, Kansas, this _____ day of _____, 20____.

Mayor: Julie Seyer

ATTEST: City Clerk Jennifer North

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN DECEMBER 2005, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE MADE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



BY: SCOTT G. CHRISMAN, KS. LS-1306

DEDICATION APPROVED AT TIME OF PRESENTMENT PLAT:

1. DEVIATION REQUEST ON MINIMUM FRONT YARD SETBACK FOR ALL LOTS 10 TO 25 FEET.
2. DEVIATION REQUEST ON MINIMUM LOT WIDTH FOR LOTS 2-3, 40-42, 44-46, 48 & 49 IN RP-1 AREA TO MINIMUM 62' AT FRONT BUILDING LINE.
3. DEVIATION REQUEST ON MINIMUM LOT SIZE FOR LOTS 10-15, 30-37 IN RP-1 AREA TO MINIMUM 7,560 SQUARE FEET.
4. MIN. 20' REAR YARD AND 7' SIDE YARD SETBACKS TO REMAIN PER RP-1 ZONING CODE.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LENEXA, COMMUNITY NO. 200188, JOHNSON COUNTY, KANSAS, PANEL NO. 2001880030 AND PANEL NO. 2001880040, AND DATED AUGUST 3, 2009.

PARCEL	AREA (S.F.)	AREA (AC.)	PARCEL	AREA (S.F.)	AREA (AC.)
TRACT C	1800.00	0.0413	23	1339.02	0.3067
ROW	12796.71	0.2910	24	1199.43	0.2734
TRACT D	1886.13	0.0436	25	8442.37	0.1938
TRACT A	18029.02	0.4139	26	13970.55	0.3207
ROW CLARE	25477.86	0.5849	27	13324.91	0.3059
PLAT	728917.62	16.7326	28	15618.46	0.3586
TRACT B	42214.62	0.9691	29	11253.80	0.2584
1	9656.01	0.2217	30	7560.00	0.1736
2	9791.88	0.2241	31	7560.00	0.1736
3	10533.94	0.2403	32	7560.00	0.1736
4	10247.56	0.2344	33	7560.00	0.1736
5	19347.33	0.4442	34	7560.00	0.1736
6	13466.97	0.3092	35	7560.00	0.1736
7	13068.12	0.3000	36	7560.00	0.1736
8	11340.09	0.2603	37	7560.00	0.1736
9	9104.36	0.2090	38	8425.45	0.2159
10	7780.61	0.1786	39	10198.75	0.2341
11	7560.00	0.1736	40	838.40	0.1914
12	7560.00	0.1736	41	11344.00	0.2604
13	7560.00	0.1736	42	13090.89	0.3005
14	7560.00	0.1736	43	10873.21	0.2496
15	7687.04	0.1760	44	9043.07	0.2076
16	8398.70	0.1928	45	8645.59	0.1985
17	10338.51	0.2373	46	8160.00	0.1873
18	17430.83	0.4002	47	10017.41	0.2300
19	10555.38	0.2423	48	9433.90	0.2166
20	13361.69	0.3073	49	8789.69	0.2018
21	9399.89	0.2158	50	12963.58	0.2976
22	9525.86	0.2187			

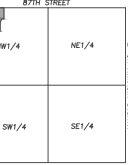
SW COR. NW 1/4, SEC. 33-12-23 FOUND 4" BRASS DISC STAMPED S 1/4 S 12-23-23 & N 1/4 S 12-23-23 IN MONUMENT BOX

UNPLATTED CORNER OF CITY OF LENEXA 150' KANSAS CITY POWER & LIGHT CO. EASMENT

UNPLATTED CORNER OF CITY OF LENEXA 150' KANSAS CITY POWER & LIGHT CO. EASMENT



- LEGEND**
- DENOTES SET 1/2" X 1/4" REBAR W/HELIX CORP. CS-82 PLASTIC CAP
 - DENOTES FOUND MONUMENT AS DESCRIBED, (ORIGIN UNKNOWN UNLESS DESCRIBED)
 - B.L. DENOTES BUILDING LINE
 - U/E DENOTES UTILITY EASEMENT
 - S.B.L. DENOTES SIDE BUILDING LINE
 - D/E DENOTES DRAINAGE EASEMENT
 - S/S.E. DENOTES SANITARY SEWER EASEMENT
 - L/E DENOTES LANDSCAPE EASEMENT
 - S.W.E. DENOTES PUBLIC SIDEWALK EASEMENT
 - (M) DENOTES MEASURED
 - (P) DENOTES PLATTED



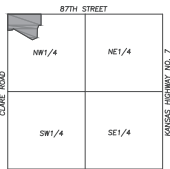
HIGHLANDS AT CLEAR CREEK

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 23 EAST,
IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



SCALE: 1"=60'
BEARING BASIS: U.S. STATE PLANE
1983 KANSAS NORTH ZONE #1501

- LEGEND**
- U/E DENOTES UTILITY EASEMENT
 - D/E DENOTES DRAINAGE EASEMENT
 - S/E DENOTES SANITARY SEWER EASEMENT
 - L/E DENOTES LANDSCAPE EASEMENT
 - PSE DENOTES PUBLIC SIDEWALK EASEMENT
 - SW/E DENOTES RIGHT-OF-WAY



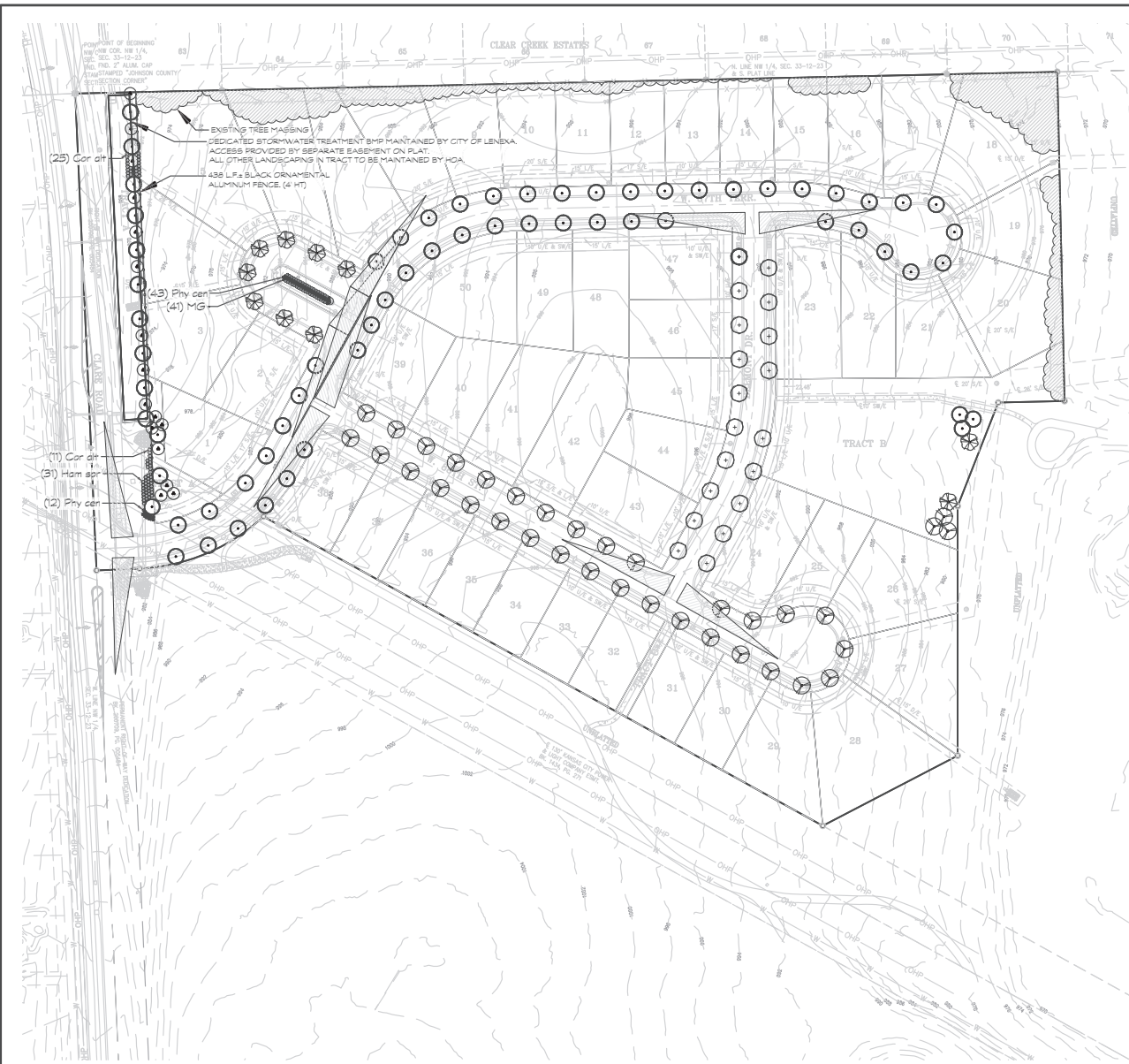
VICINITY MAP
SEC. 33-12-23



PEI
PLANNING
ENGINEERING
SURVEYING

PERKINS+WILSON, INC.
1400 N. 10th Street
Lenexa, Kansas 66157
(913) 899-4100
Perkins@pw.com

V:\PDS-STUDY\Project\15012510\15012510\STREET TREE AND FENCING.dwg User:LDJ Date: 05/21/2024 4:12pm Plot: 1000m



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

Know what's below.
 Call before you dig.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
ORNAMENTAL DECIDUOUS				
▲	HAM ARN	Hamamelis x intermedia / Witch Hazel	1.5" Cal.	16
OVER-HEAD CANOPY TREES				
○	CEL PRS	Celtis occidentalis 'IFS KSU1' / Prairie Sentinel® Hackberry	2" Cal.	66
+	QUE BIC	Quercus bicolor / Swamp White Oak	2" Cal.	19
○	QUE MUE	Quercus muhlenbergii / Chinkapin Oak	2" Cal.	10
○	ZEL GRE	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	2" Cal.	35
SHRUBS				
○	Cor alt	Cornus alternifolia / Pagoda Dogwood	3 gal.	36
○	Ham spr	Hamamelis vernalis / Ozark Witchhazel	3 gal.	31
○	Phy cen	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	3 gal.	55
GRASSES				
○	MG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal.	41

Street Name (Public ROW)	Street Classification	Frontage Length (ft.)	Large Trees Required	Small Trees Required	Shrubs Required	Fence
Clare Road	Minor Arterial	522.49	14	16	79	Yes
Proposed			14	16	79	As Noted in Drawing





PERFORMANCE INC.
 1501 S. WILSON AVE.
 SUITE 100
 LENEXA, KS 66042
 TEL: 620-685-4444
 WWW.PERFORMANCEINC.COM

STREET TREE AND FENCING PLAN
 HIGHLANDS AT CLEAR CREEK
 CITY OF LENEXA, JOHNSON COUNTY, KANSAS
 STREET & STORM SEWER PLANS

PROJECT NO.	25132	DATE	05/21/2024	BY	LDJ
DESIGNED BY	APPROVED BY	CHECKED BY	DATE	SCALE	

SHEET
L100

Clear Creek Subdivision.

12/15/2025

Overview:

Habitat for Humanity of Kansas City would like to enter into an agreement to purchase approximately 17 acres of City-owned property on the east side of Clare Road at 87th Street in western Lenexa. The site—characterized by its beautiful ridge, open meadows, and adjacency to Lenexa’s trail system and natural open space—offers a unique opportunity to build a thoughtfully designed community that blends housing, nature, and neighborhood connection.

The Plan:

Single-family residential homes with 62-foot minimum lot widths are planned across the majority of the 17-acre site, resulting in 50 thoughtfully designed lots. The tree row along the north property line will remain to provide a mature tree buffer from the existing residents to the north. An open-space tract along the east side of the development will connect the neighborhood directly to Lenexa’s existing trails, natural open space, and stormwater features. Multiple sidewalk connections throughout the subdivision will ensure easy and safe pedestrian access to the surrounding trail system, strengthening neighborhood connectivity.

With planned green space, integrated trail access, and a strong emphasis on community, this development will create a place where families can build brighter futures—and where Lenexa’s commitment to attainable homeownership can truly take root.

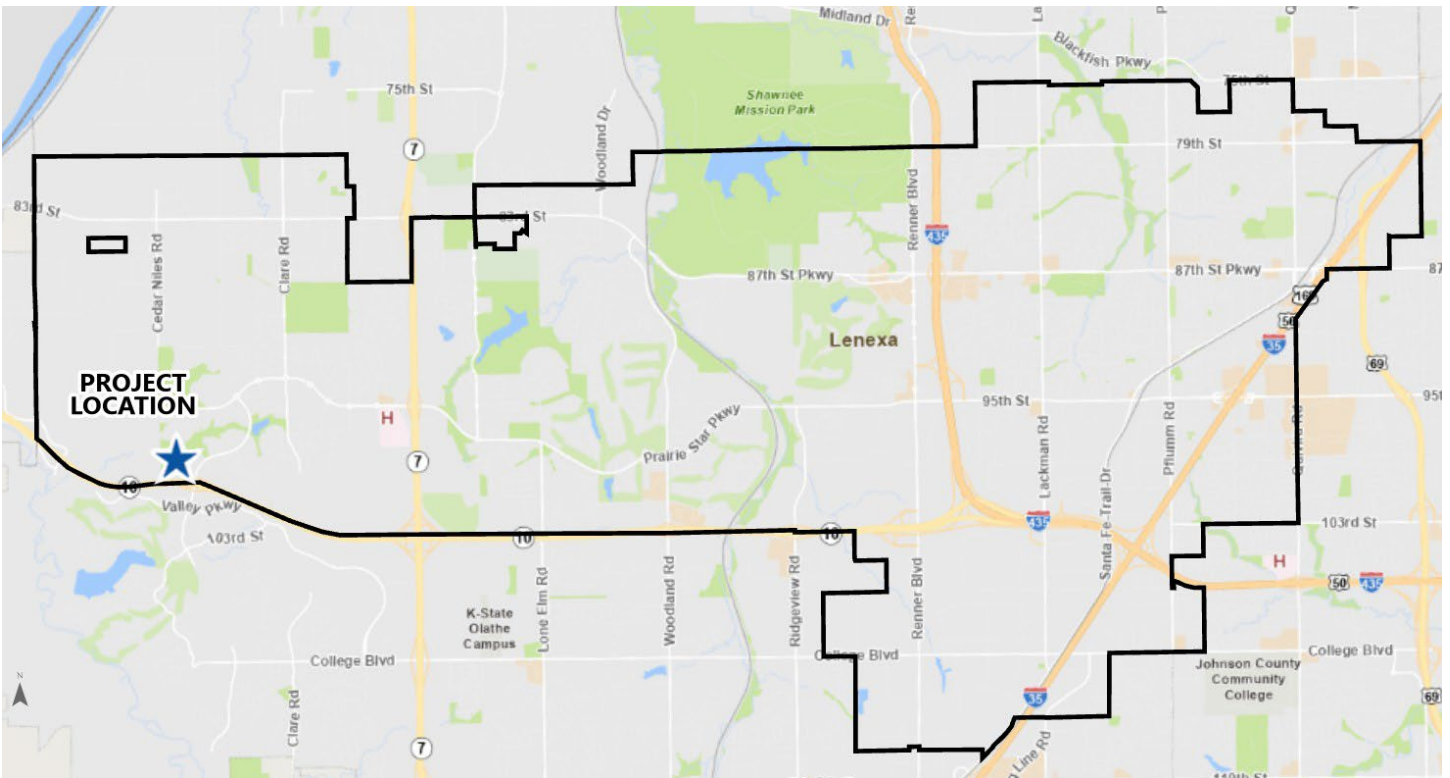
Single Family detached homes:

The neighborhood will feature a minimum of five distinct floor plans, each offered with multiple roof design options to create a varied and attractive streetscape. These reverse one- and one-half-story homes will range from 1,800 to 2,200 square feet of finished living space and include options from three bedrooms and two bathrooms up to five bedrooms and three bathrooms.

Every home will be built to the latest ENERGY STAR® standards, ensuring long-term energy efficiency and lower utility costs for homeowners. Designs will also include covered front porches and rear patios or decks, depending on the site grade—offering families comfortable outdoor living spaces and strong neighborhood connections.

CANYON RIDGE APARTMENTS

Project #:	PL26-03F	Location:	NWC of K-10 Highway and Canyon Creek Boulevard
Applicant:	Henry Klover, Klover Architects	Project Type:	Final Plan
Staff Planner:	Dave Dalecky	Proposed Use:	Multifamily residential



PROJECT SUMMARY

The applicant requests approval of a final plan for Canyon Ridge Apartments, a multifamily residential development located at the northwest corner of K-10 Highway and Canyon Creek Boulevard. The development includes 346 dwelling units distributed among 28 buildings on an approximately 36-acre site. The site is a part of the Canyon Ridge PUD which includes Multifamily, Convenience store, and Nursing home uses. The plan is consistent with the approved preliminary plan. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site is at the northwest corner of K-10 Highway and Canyon Creek Boulevard. The site is undeveloped and is bordered by a creek to the north, K-10 Highway and undeveloped land to the south, Canyon Creek Boulevard to the east, and undeveloped land to the west.

The proposed development is for 346 dwelling units distributed among 28 buildings with a clubhouse building and pool. The rezoning and preliminary plan (RZ23-07, PL23-12P) for Canyon Ridge PUD was previously approved for this site in February 2024. The site was part of a regional rezoning and concept plan in 2001.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
RZ01-07	Rezoning	Canyon Creek	September 18, 2001
PL01-01CP	Concept Plan	Canyon Creek	September 18, 2001
RZ23-07	Rezoning	Canyon Ridge Apartment Homes	February 20, 2024
PL23-12P	Preliminary Plan	Canyon Ridge Apartment Homes	February 20, 2024

LAND AREA (AC)	DWELLING UNITS	CURRENT ZONING	COMP. PLAN
35.95	346	PUD	High-Density Residential and Community Retail



Exhibit 1: Aerial image of subject site.

LAND USE REVIEW

The site is zoned PUD, Planned Unit Development. The site is at the northwest corner of K-10 Highway and Canyon Creek Boulevard. The following statement explains the purpose of the PUD Zoning District:

“It is the intent of the PUD district to provide flexibility from use and site development regulations in order to encourage innovate, well-designed projects that achieve a high level of environmental sensitivity, energy efficiency, safety, aesthetics and other community goals.”

A PUD may be a single land use, such as residential or retail, or may be mixed-use. It is the expectation for the land uses of a PUD to align with the Future Land Use Map of the Comprehensive Plan. The Canyon Creek PUD is consistent with the Future Land Use Map of the Comprehensive Plan and is approved for Multifamily, Convenience store, and Nursing home uses.

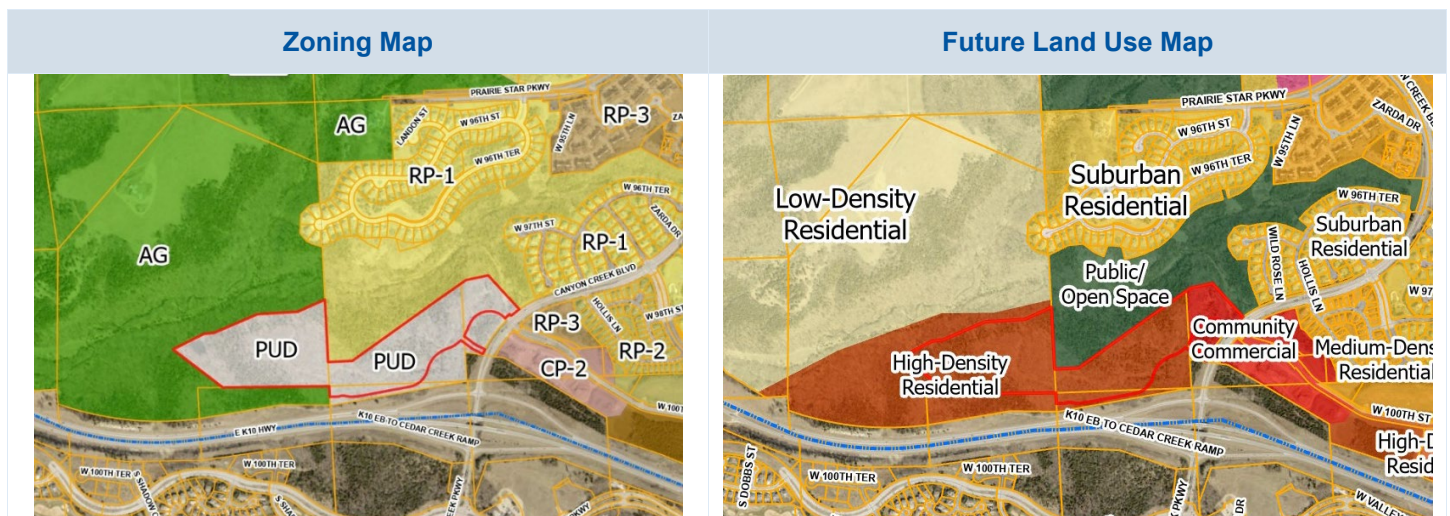


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	High-Density Residential, and Community Commercial	PUD, Planned Unit Development	Undeveloped land
North	Public/Open Space and Low-Density Residential	AG, Agricultural District, and RP-1, Planned Single-Family (Low-Density) District	City park and Single-family residential
South	High-Density Residential and City of Olathe (across K-10 Highway)	AG, Agricultural District and City of Olathe (across K-10 Highway)	Undeveloped land and City of Olathe (across K-10 Highway)
East	Public/Open Space and Community Commercial	RP-1, Planned Single-Family (Low-Density) District, RP-3, Residential Planned (Medium High-Density) Residential, and CP-2, Planned Community Commercial District	City park and Undeveloped land
West	Low-Density Residential	AG, Agricultural District	Undeveloped land

FINAL PLAN REVIEW

The site is a component of the Canyon Ridge PUD located at the northwest corner of K-10 Highway and Canyon Creek Boulevard. The 36-acre property is an irregular shaped tract that is significantly wider east to west than north to south. The site is along a sloped side of a tributary of Cedar Creek, a streamway at the west part of the Lenexa city limits. The tributary is a large draw with a grade change that descends 30' to 40' from south to north. The site shape and grade change result in a site design of smaller scale buildings configured along an east-west main access drive.

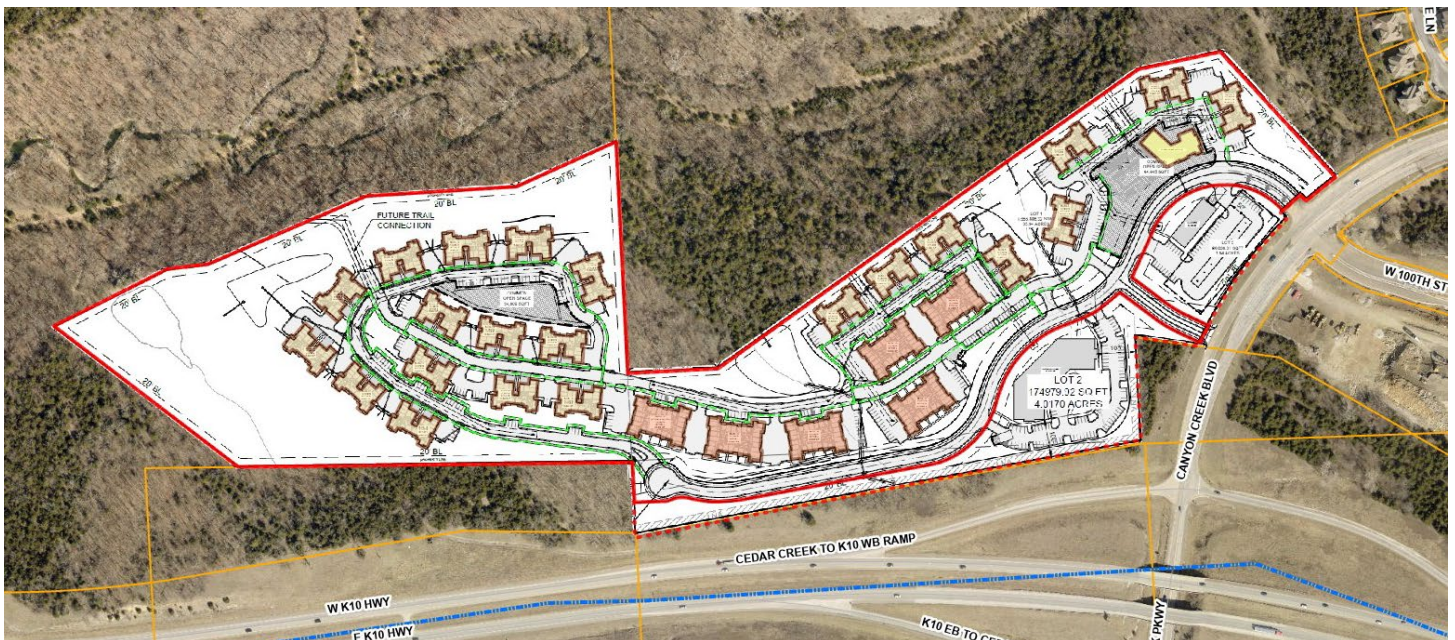


Exhibit 2: Site plan.

The project has two building types, a 12-unit building and a 14-unit building. Several buildings will be a two-three-story split elevation building for the buildings that are constructed on the slope of the draw. Several retaining walls are installed between the buildings to manage the grade changes from the front to the rear of the buildings. Some retaining walls are shown to be taller than 10' in height. Any walls taller than 10' must be designed to be tiered walls per [Section 4-1-B-24-F-5](#) of the UDC. This will be coordinated with building permit plan submittal for the development.

A clubhouse and pool amenity is located on the easterly part of the site close to the location where the new street intersects with Canyon Creek Boulevard. The PUD will include a sidewalk network connecting each component of the project; the multifamily component will have the most extensive network being the largest component. The network of sidewalks include a primary route that is 10' wide. The sidewalk follows the main internal drive of the multifamily component from the clubhouse to the west end of the buildings. This connection is intended to link to the future trail network in the city park.

DIMENSIONAL STANDARDS

The site complies with the required setbacks and minimum site dimensions for a multifamily project. The PUD Zoning District allows certain alternative design considerations, which may be approved as part of a development plan, but none are requested for this multifamily component of the overall project.

The buildings are within the typical allowed height of 35’ for an equivalent Medium Density or Medium-High Density apartment development. The PUD Zoning District does not state a maximum building height in the UDC. The two-three-story split elevation buildings are measured by averaging the height of the sides of the building.

PUBLIC IMPROVEMENTS

Public improvements for this project consist of a new street, 100th Street, opposite the newly constructed 100th Street to the east and extending west from Canyon Creek Boulevard to termination in a cul-de-sac. A short street segment, 101st Terrace, between the new 100th Street and Canyon Creek Boulevard will create an additional right-in/right-out access point onto Canyon Creek Boulevard.

ACCESS, TRAFFIC, AND PARKING

The site has new public streets that will provide access from Canyon Creek Boulevard into the site and to the other components of the project. Several connections are made from the internal drives to the new public street. The buildings will all have garages for each unit and surface parking is provided throughout the site. A deviation to reduce the parking requirement for the multifamily component of the Canyon Ridge PUD was approved with the preliminary plan. The deviation results in a cumulative reduction of 28 parking spaces. Deferred parking was also approved with the preliminary plan for 41 parking spaces. The applicant provided comparisons of actual parking counts of similar multifamily developments which reflected that the parking demand is met with fewer parking spaces than required by the UDC.

TABLE 2: PARKING ANALYSIS

Use	Requirement	Required	Provided
Multifamily	1 space per efficiency unit, 1.5 spaces per 1-bedroom unit, 1.75 spaces per 2-bedroom unit, 2 spaces per 3+-bedroom unit, plus 0.25 spaces per unit for visitor parking if parking spaces are located in common parking area	635	566 spaces constructed 41 spaces deferred
	TOTAL	635	607

STORMWATER

A final stormwater management study was submitted for this project, that was consistent with the regional requirements for this development as identified in the City’s 2002 Intuition and Logic Study. The improvements consist of three detention basins that will manage stormwater prior to release into the adjacent streamway.

FIRE PREVENTION

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

LIGHTING

New lighting will be installed along the access drive between the buildings. This will be the area lighting for the space between the buildings. The townhomes will also have building mounted light fixtures at the entrances and the deck spaces. Streetlights are installed along the public streets. The lighting and photometric plan complies with [Section 4-1-C-1](#) of the UDC.

LANDSCAPING

The final plan shows landscaping throughout the site consistent with the UDC requirements. Trees and shrubs are provided for the site perimeter and parking areas per the requirements of the UDC and landscaping is provided around each building. The preliminary plan included acknowledgement of adding additional perimeter landscaping to the northeast property line, which is the closest property line to the residential neighborhood to the north and east of the site. The plan shows four additional shade trees and three additional shrubs beyond what is required by the UDC. The intent of the increased landscaping is to provide a visual screen of the site along the entire northeast border. Additional trees, both deciduous and evergreen, are to be provided in this space. This detail will be coordinated with the building permit plans for the development.

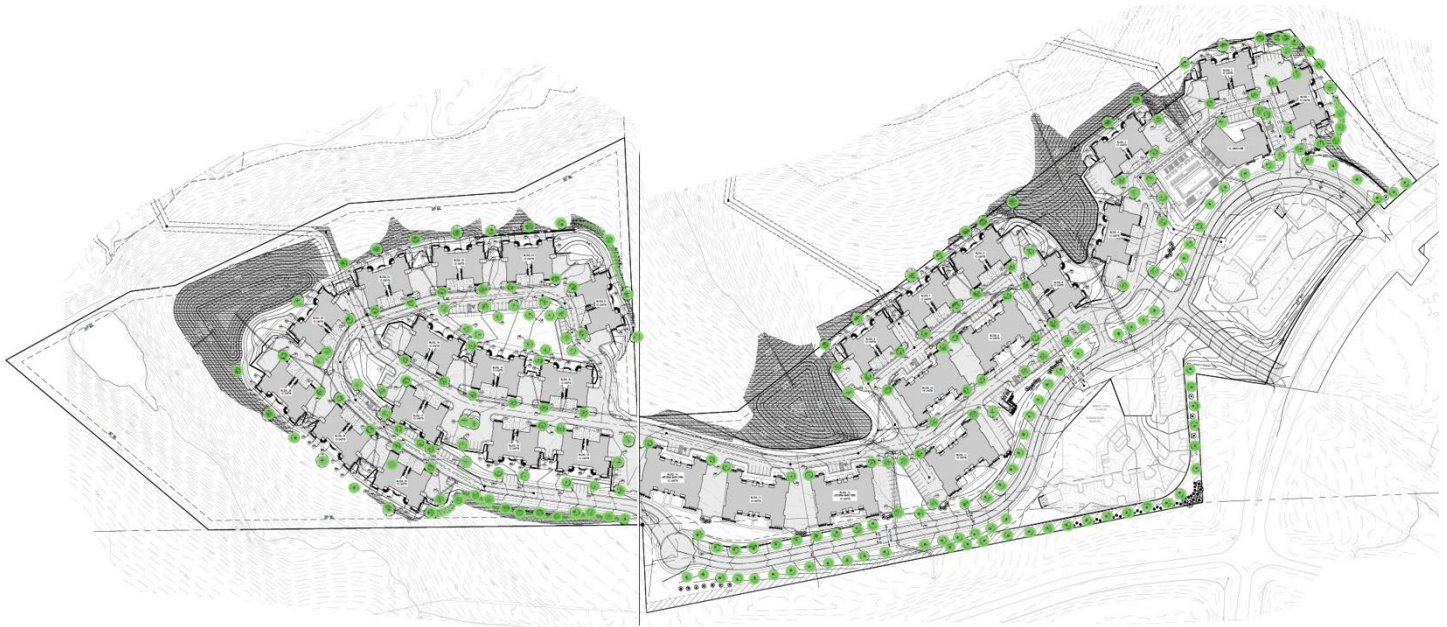


Exhibit 3: Landscape plan.

ARCHITECTURE

The development has two different building types, a 12-unit building and a 14-unit building. Both building types incorporate a traditional architectural style with multiple articulated wall planes, stepped floor levels, gable features on all facades and pitched rooflines. Both building types use a mix of stone, stucco, and lap siding for exterior materials. The buildings will incorporate four different paint color schemes, using a unique color combination for the stucco and lap siding. All 28 buildings will use the same stone material. Most of the buildings will be located on sloping terrain and will be a 2-3-split-level building with 2 floor levels on the uphill side and 3 levels on the downhill side.

Each building will include attached garages for the residents. The garage doors are on three sides of the 12-unit buildings and two sides of the 14-unit buildings. Each garage door is a single bay door. The doors are either within an inset part of the building façade or on the side of the buildings to reduce the prominence of the doors on the front of the facade.



FRONT ELEVATION ④
SCALE: 1/8" = 1'-0"



SIDE 2 ELEVATION ②
SCALE: 1/8" = 1'-0"



REAR ELEVATION ③
SCALE: 1/8" = 1'-0"



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

Exhibit 4: Sample elevation of the 12-unit buildings.



FRONT ELEVATION ④
SCALE: 1/8" = 1'-0"



SIDE 2 ELEVATION ②
SCALE: 1/8" = 1'-0"



REAR ELEVATION ③
SCALE: 1/8" = 1'-0"



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

Exhibit 5: Sample elevation of the 14-unit buildings.

The clubhouse is a one-story building that uses the same exterior materials and will a gray-tone color scheme for the painted materials.



Exhibit 6: Clubhouse front elevation.

SIGNS

The project is a multibuilding PUD development. Per [Section 4-1-E-9](#) of the UDC, a sign scheme will be required to be approved by the City prior to the submittal of a sign permit application. The sign regulations stated in [Section 4-1-E-10](#) and 11 of the UDC for multifamily development will apply to this development. A monument sign is proposed with the development. The sign is located at the northeast part of the site, near the new street intersection with Canyon Creek Boulevard. The sign is in a lawn and landscape area. All signs require approval of a separate sign permit prior to the installation of the sign.

DEVIATIONS

A deviation for a reduction of parking provided for the multifamily component of the Canyon Ridge PUD was approved with the preliminary plan.

REVIEW PROCESS

- The Planning Commission is the final authority for approval of this project.
- The applicant must submit a final plat application prior to applying for permit(s).
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant 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.

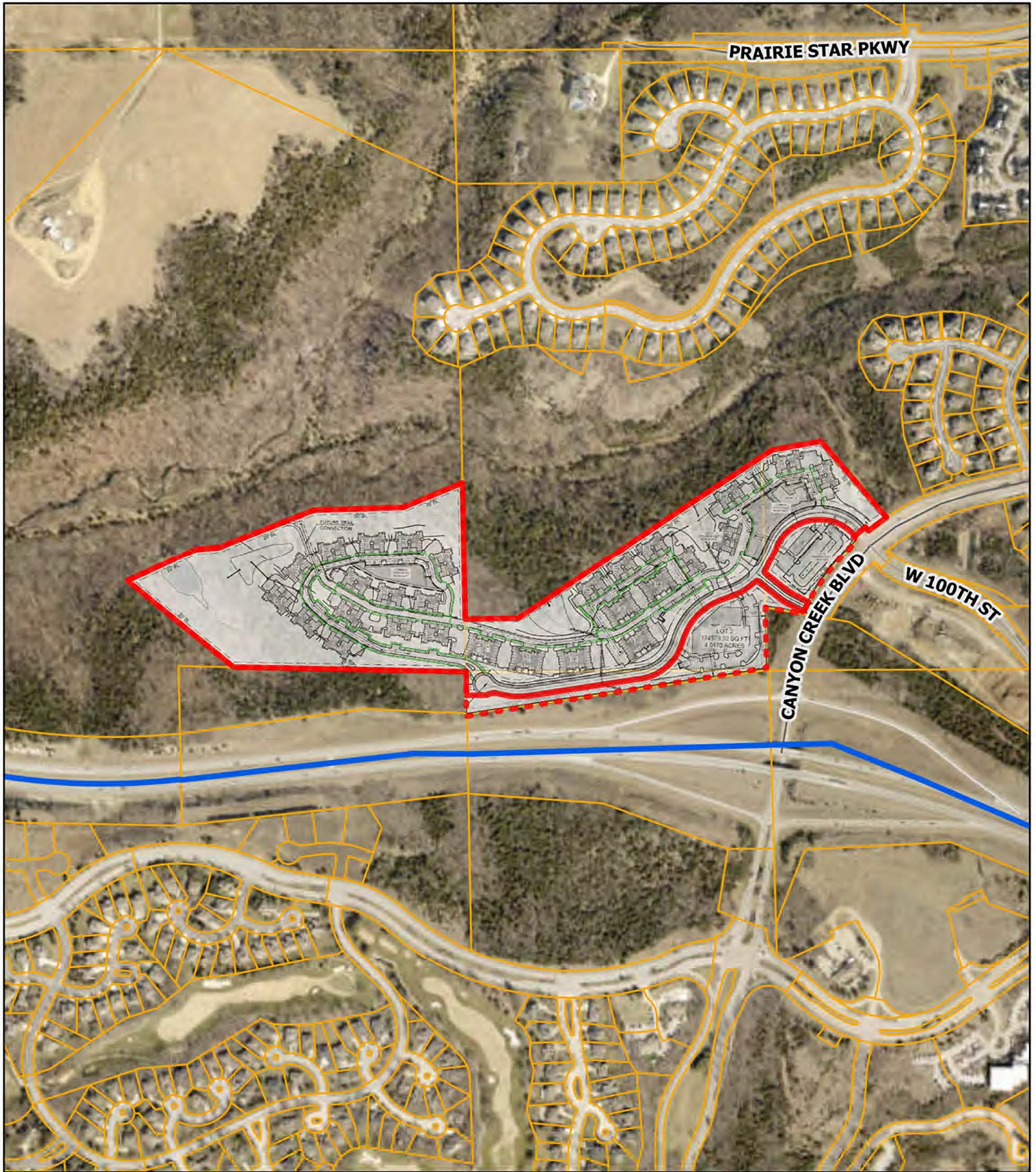
RECOMMENDATION FROM PROFESSIONAL STAFF

★ Staff recommends approval of the proposed final plan for Canyon Ridge Apartments.

- The final plan will allow a multifamily residential development with 346 dwelling units on approximately 36 acres. The development is a component of a mixed-use PUD.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Inviting Places*.

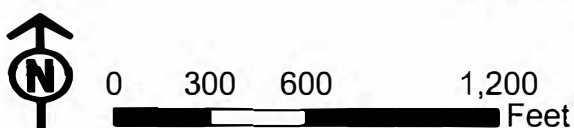
FINAL PLAN

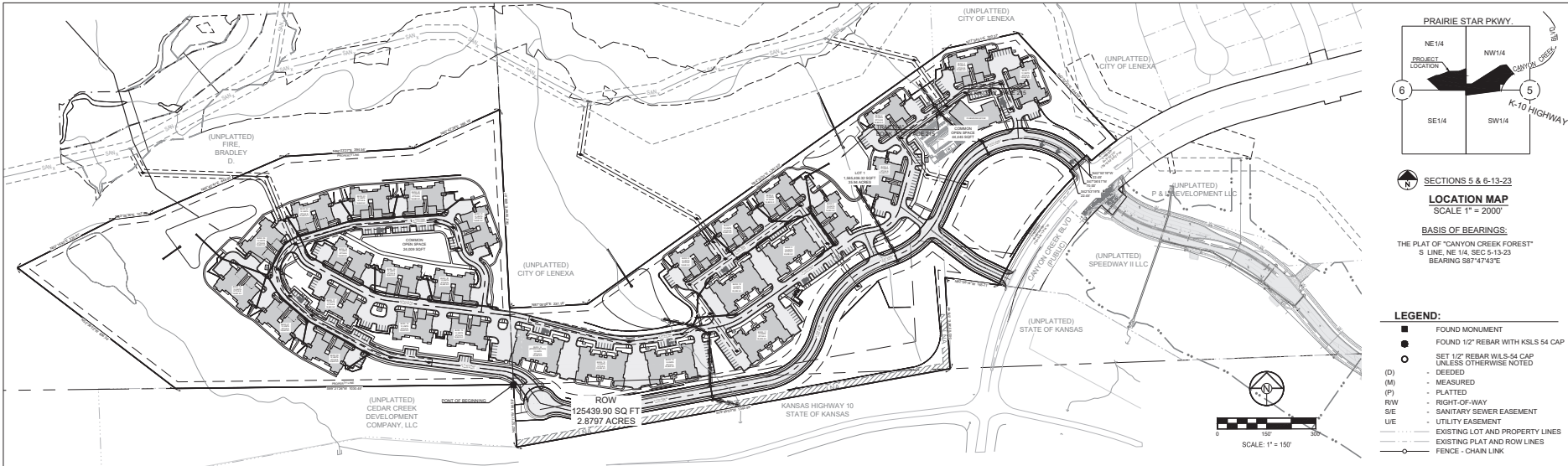
Staff recommends **APPROVAL** of the final plan for PL26-03F – **Canyon Ridge Apartments** located at the northwest corner of K-10 Highway and Canyon Creek Boulevard, for a Multifamily residential development.



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

Canyon Ridge Apartments





SCHLAGEL
 ARCHITECTS
 1500 S. GARDNER ST., SUITE 100
 OMAHA, NE 68104
 (402) 442-4400
 WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:
 SCHLAGEL & ASSOCIATES P.A.

CANYON RIDGE
FINAL DEVELOPMENT PLANS
CANYON CREEK BLVD. & 100TH ST., LENEXA, KANSAS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/15/2023
2	FOR REVIEW	12/15/2023
3	FOR REVIEW	12/15/2023
4	FOR REVIEW	12/15/2023
5	FOR REVIEW	12/15/2023
6	FOR REVIEW	12/15/2023
7	FOR REVIEW	12/15/2023
8	FOR REVIEW	12/15/2023
9	FOR REVIEW	12/15/2023
10	FOR REVIEW	12/15/2023
11	FOR REVIEW	12/15/2023
12	FOR REVIEW	12/15/2023
13	FOR REVIEW	12/15/2023
14	FOR REVIEW	12/15/2023
15	FOR REVIEW	12/15/2023
16	FOR REVIEW	12/15/2023
17	FOR REVIEW	12/15/2023

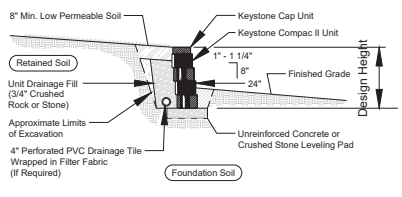
OVERALL FINAL SITE PLAN
 SHEET
C1.0

SECTION 5 & 6-13-23
LOCATION MAP
 SCALE 1" = 2000'

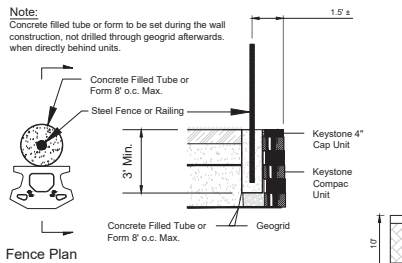
BASIS OF BEARINGS:
 THE PLAT OF "CANYON CREEK FOREST"
 S LINE, NE 1/4, SEC 5-13-23
 BEARING S87°47'43"E

LEGEND:

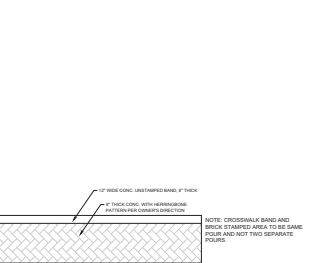
- FOUND MONUMENT
- FOUND 1/2" REBAR WITH KLSL 54 CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WLS-54 CAP UNLESS OTHERWISE NOTED
- (D) DEEDED
- (M) MEASURED
- (P) PLATTED
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND ROW LINES
- FENCE - CHAIN LINK



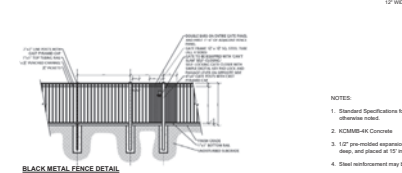
Typical Gravity Wall Section
 Compact II Unit - 1" Setback



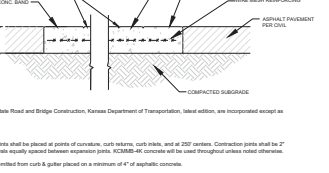
Fence Plan Detail



Fence Section & Plan Detail
 Compact Unit - Near Vertical Setback



BLACK METAL FENCE DETAIL



PRIVATE CONCRETE CROSSWALK DETAIL

LOT #	AREA (SQ FT)
LOT 1	1,566,436.32
LOT 2	179,889.60
LOT 3	18,429.71
ROW	1,566,436.32

PROJECT INFORMATION

EXISTING ZONING	PUD
PROPOSED ZONING	PUD
GROSS SITE AREA	46,574 AC (INCLUDES 1/2 ROW OF CANYON CREEK BLVD)
OVERALL DENSITY	8.47 DU PER ACRE
ROW AREA	3.63 AC (158,009.54 S.F.)
NET SITE AREA	41,956 AC (1,821,927,193.89 S.F.)
NUMBER OF LOTS	3 LOTS

LOT 1 SITE DATA (TOTAL AREA)

LOT AREA	35.95 AC (1,566,436.32 S.F.)
NUMBER OF UNITS PROPOSED	348 UNITS
PROPOSED DENSITY	9.68 DU PER ACRE
SITE AREA PER DWELLING UNIT PROPOSED	4,524.29 S.F. (1,566,436.32/348)
BUILDING AREA PROPOSED	203,807 S.F.
PARKING LOT AND DRIVE AREA PROPOSED	292,209.46 S.F.
TOTAL COVERAGE AREA PROPOSED	496,016.46 S.F.
OPEN SPACE REQUIRED BY CODE(60% OF NET AREA)	21,156 AC (939,243.79 S.F.)
OPEN SPACE PROVIDED	1,069,419.93 S.F. (88.31%)
PARKING LOT AREA	33,755.57 S.F.
PARKING LOT INTERNAL LANDSCAPE AREA REQ. BY CODE 4.1-10-2-4-1	1,801.87 S.F. (10%)
PARKING LOT INTERNAL AREA PROVIDED	1,801.87 S.F.
MAXIMUM HEIGHT PROPOSED	35 FT.
MINIMUM SETBACKS FROM STREETS PROPOSED	BUILDING 20' PARKING 20'
MINIMUM SETBACKS REAR PROPOSED	BUILDING 7' PARKING 10'
MINIMUM SETBACKS OTHER PROPOSED	

PARKING DATA

REQUIRED BY CODE	
PARKING REQUIRED FOR 1 BEDROOM UNITS (230 UNITS X 1.5 SPACES PER UNIT)	345 SPACES
PARKING REQUIRED FOR 2 BEDROOM UNITS (118 UNITS X 1.75 SPACES PER UNIT)	207 SPACES
PARKING REQUIRED FOR 3 BEDROOM UNITS (60 UNITS X 2.5 SPACES PER UNIT)	150 SPACES
PARKING FOR GUESTS (348 X 0.25)	87 SPACES
TOTAL APARTMENT PARKING REQUIRED PER CODE	655 SPACES (13 ADA SPACES)

REQUIRED BY DEVELOPER (REQUIRED)

PARKING (348 UNITS X 1.5 SPACES PER UNIT)	**19 SPACES
PARKING FOR GUESTS (348 X 0.25)	**43 SPACES
TOTAL APARTMENT PARKING REQUIRED PER DEVELOPER	562 SPACES (13 ADA SPACES)

PROVIDED

SURFACE PARKING PROVIDED	228 SPACES
GARAGE PARKING PROVIDED	348 SPACES
TOTAL APARTMENT PARKING PROVIDED	566 SPACES (INCL. 13 ADA SPACES)
BIKE PARKING PROVIDED	71 SPACES
DEEDED PARKING	71 SPACES

DEFERRED PARKING

SURFACE PARKING PROVIDED	41 SPACES
TOTAL APARTMENT PARKING PROVIDED	**407 SPACES (INCL. 13 ADA SPACES)
BIKE PARKING PROVIDED BY CODE (1 SPACE PER 5 UNITS)(345)	71 SPACES
BIKE PARKING PROVIDED	71 SPACES

NOTES:

- *EACH BUILDING HAS ONE ADA GARAGE.
- **SEE ATTACHED PARKING DEVIATION NARRATIVE
- **PARKING DEVIATION OF 5% OF TOTAL REQUIRED BY CODE

COMMON OPEN SPACE DATA

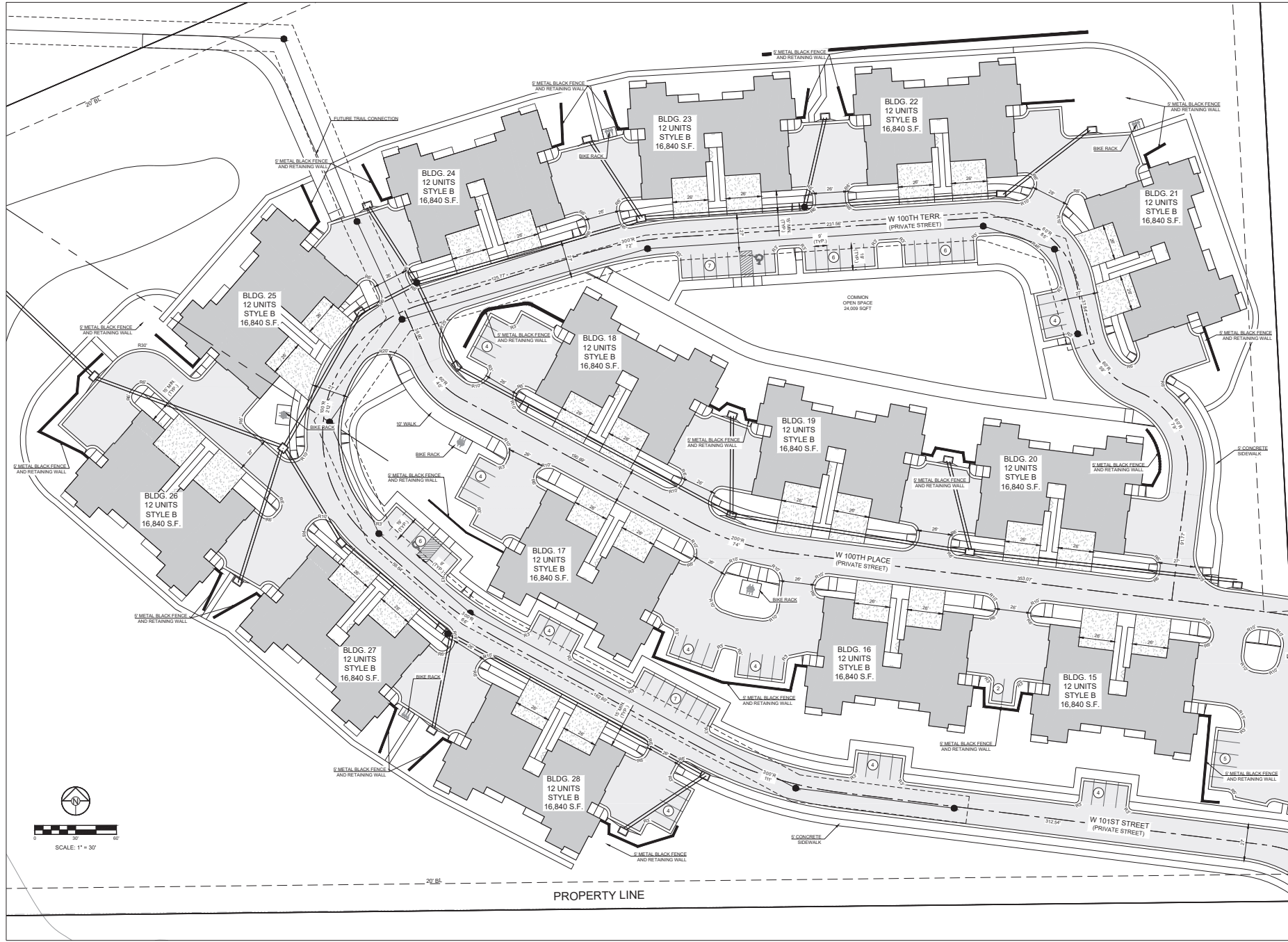
LOT AREA	35.95 AC (1,566,436.32 S.F.)
OPEN SPACE REQUIRED BY CODE(60% OF NET AREA)	21,156 AC (939,243.79 S.F.)
OPEN SPACE PROVIDED	1,069,419.93 S.F. (88.31%)
COMMON OPEN SPACE REQUIRED BY CODE(2% OF GROSS AREA)	1,09 AC (46,962.19 S.F.)
COMMON OPEN SPACE PROVIDED	68,455 S.F. (7.37%)

OVERALL LEGAL
 Portion of the West Half of Section 5 and part of the Northeast One-Quarter of Section 6, both being in Township 13 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas and both together being more particularly described as follows:
 Beginning at the Southeast corner of the Northeast One-Quarter of said Section 6; thence along the South line of said Northeast One-Quarter, South 89 degrees 21 minutes 26 seconds West, a distance of 120.45 feet, thence North 52 degrees 05 minutes 22 seconds West, a distance of 850.34 feet, thence North 03 degrees 14 minutes 40 seconds East, a distance of 230.01 feet, thence North 83 degrees 05 minutes 30 seconds East, a distance of 107.09 feet, thence North 05 degrees 02 minutes 24 seconds East, a distance of 643.62 feet, thence North 05 degrees 22 minutes 00 seconds East, a distance of 244.24 feet, thence North 03 degrees 42 minutes 00 seconds East, a distance of 286.19 feet to a point on the East line of the said Northeast One-Quarter, thence along said east line, South 03 degrees 55 minutes 02 seconds East, a distance of 610.01 feet, thence North 03 degrees 05 minutes 00 seconds East, a distance of 237.15 feet, thence North 54 degrees 35 minutes 01 seconds East, a distance of 1347.02 feet, thence North 07 degrees 48 minutes 13 seconds East, a distance of 220.12 feet, thence North 42 degrees 32 minutes 22 seconds East, a distance of 444.93 feet to a point of curvature on the West right-of-way line of Canyon Creek Boulevard as established in Book 1487 of Page 506, thence along said right-of-way line for the following three courses, along a curve to the left, having an initial tangent bearing of South 33 degrees 56 minutes 27 seconds West, a distance of 120.00 feet, a central angle of 02 degrees 02 minutes 20 seconds and an arc length of 38.50 feet, thence North 42 degrees 03 minutes 13 seconds West, a distance of 22.45 feet, thence South 07 degrees 05 minutes 41 seconds East, a distance of 610.00 feet, thence South 03 degrees 05 minutes 00 seconds East, a distance of 22.45 feet to a point of curvature, thence along a curve to the left having an initial tangent bearing of South 41 degrees 11 seconds East, a distance of 120.00 feet, a central angle of 02 degrees 02 minutes 20 seconds and an arc length of 38.50 feet, thence North 54 degrees 35 minutes 01 seconds East, a distance of 278.49 feet to a point on the South line of the Northeast One-Quarter of said Section 6, thence South 03 degrees 05 minutes 00 seconds West, a distance of 1342.90 feet to a point on the West line of the Southwest One-Quarter of said Section 5, thence along said West line, North 03 degrees 02 minutes 11 seconds West, a distance of 193.66 feet to the Point of Beginning, and containing 48,777 acres, more or less.

GENERAL NOTES:

- FLOOD NOTE: The floodplain indicated on this map is from Parcel # of the FEMA Map revised.
- Boundary and easement details are from an ALTA survey prepared by Schlager & Associates, P.A.
- Topography and adjacent plat and improvements from JACO A.M.S.
- Existing utilities have been shown for general location only. Field notes by utility companies and information provided to the engineer.
- Existing easements have been shown for general location only. Field notes by utility companies and information provided to the engineer.
- Adjacent building setbacks shall comply with the city codes and ordinances.
- All new on-site lighting shall comply with the city codes and ordinances.
- All above-ground electrical and/or telephone cabinets shall be placed underground per the city codes and ordinances.
- All building setbacks yards unless the planning official approves the placement of the cabinets in the front or corner yard as outlined in the city codes.
- All wall and monument signs will require a sign permit through the codes division.
- All parking spaces shall meet the requirements in the UDO.
- All improvements must meet the City of Lenexa Design criteria, standards and codes.
- 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 requirements. 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 systems are required to obtain a building permit.
- A sewer permit from Johnson County Wastewater is required prior to obtaining a building permit.
- All parking stall lines shall be painted white in color.

I:\PROJECTS\2023\23-01-23-01.dwg P:\23-01-23-01.dwg C:\1 DETAILED FINAL SITE PLAN WEST: 11



SCALE: 1" = 30'



PREPARED BY:

SCHLAGEL & ASSOCIATES P.A.

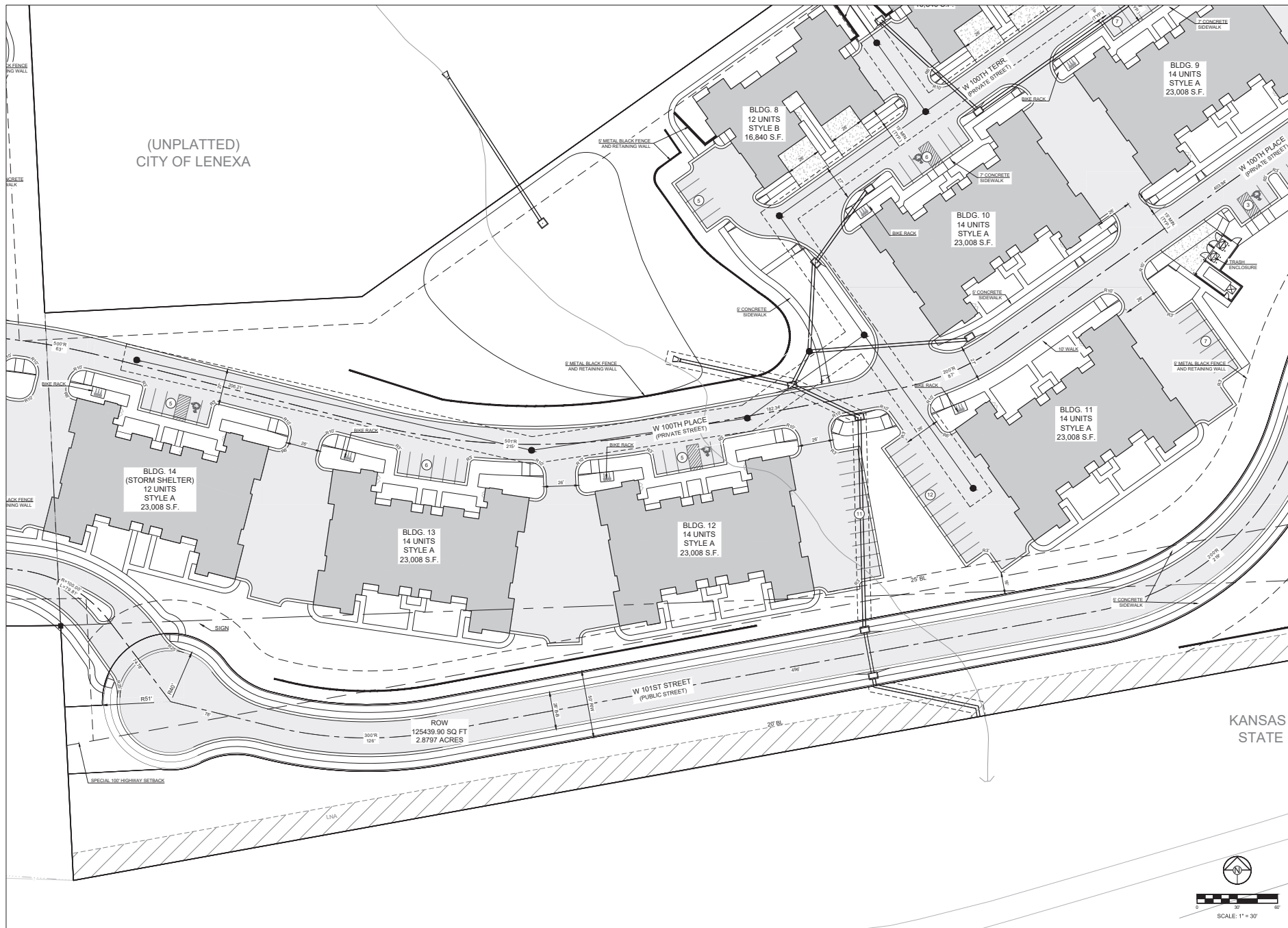
CANYON RIDGE
FINAL DEVELOPMENT PLANS
CANYON CREEK BLVD. & 100TH ST. LENEXA,
KANSAS

NO.	DATE	DESCRIPTION
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100	02/01/23	ISSUED FOR PERMITS

DETAILED FINAL SITE PLAN WEST

SHEET
C1.1

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(UNPLATTED)
CITY OF LENEXA

BLDG. 14
(STORM SHELTER)
12 UNITS
STYLE A
23,008 S.F.

BLDG. 13
14 UNITS
STYLE A
23,008 S.F.

BLDG. 12
14 UNITS
STYLE A
23,008 S.F.

BLDG. 8
12 UNITS
STYLE B
16,840 S.F.

BLDG. 10
14 UNITS
STYLE A
23,008 S.F.

BLDG. 11
14 UNITS
STYLE A
23,008 S.F.

BLDG. 9
14 UNITS
STYLE A
23,008 S.F.

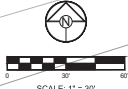
ROW
125439.90 SQ FT
2.8797 ACRES

W 101ST STREET
(PUBLIC STREET)

W 100TH PLACE
(PRIVATE STREET)

W 100TH TERRACE
(PRIVATE STREET)

KANSAS STATE



SCHLAGEL
PHILIPPO P. BIANCHI ARCHITECTS & ASSOCIATES
11515 W. 100TH STREET, SUITE 101
LENEXA, KS 66150
TEL: (913) 492-5158 • FAX: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
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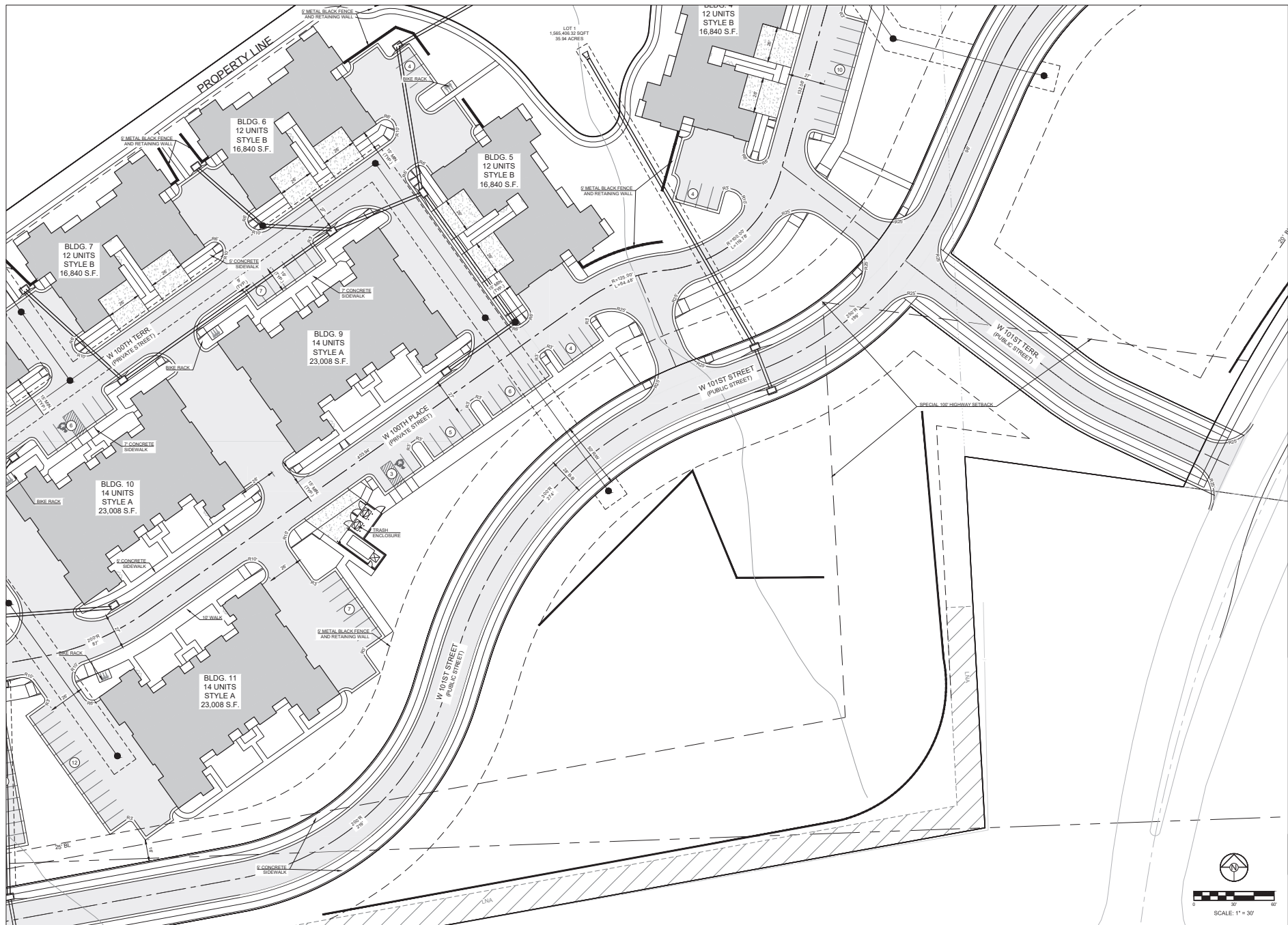
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SCHLAGEL & ASSOCIATES, P.A.

CANYON RIDGE
FINAL DEVELOPMENT PLANS
CANYON CREEK BLVD. & 100TH ST. LENEXA,
KANSAS

NO.	DATE	DESCRIPTION
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50	08/15/23	FINAL PLAN

DETAILED FINAL
SITE PLAN
WEST(2)
SHEET
C1.2

I:\PROJECTS\2023\23-0123\03 DWG Plans\10 FDP\23-012 - FDP - SF - NO PARK.dwg, C1.3 DETAILED FINAL SITE PLAN EAST, 1:1



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 11505 W. 101ST STREET, SUITE 101
 OVERLAND PARK, KS 66213
 TEL: (913) 492-5158 • FAX: (913) 492-8400
 WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:
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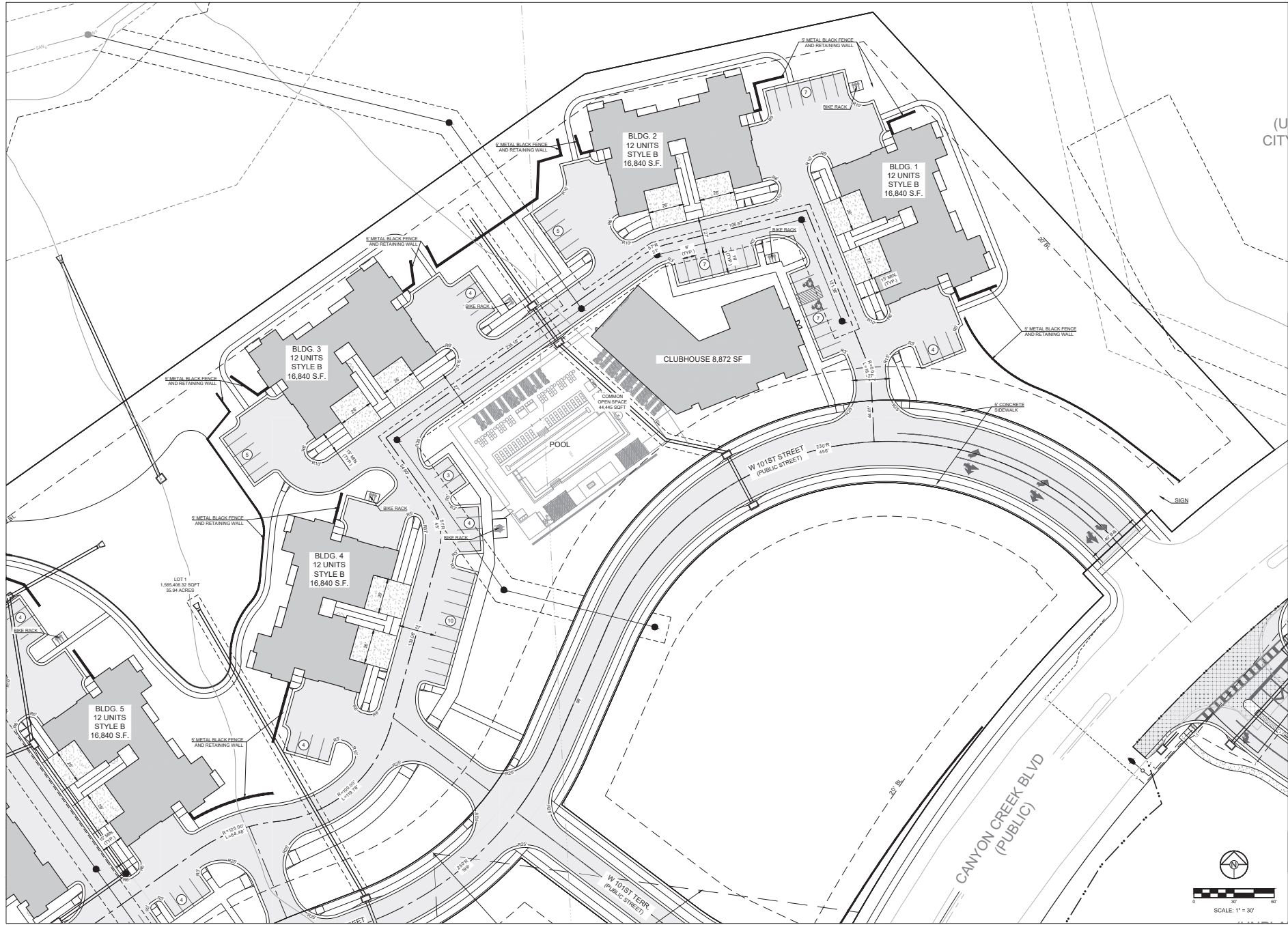
**CANYON RIDGE
 FINAL DEVELOPMENT PLANS**
**CANYON CREEK BLVD. & 100TH ST. LENEXA,
 KANSAS**

APPROVAL DATE	APPROVAL	DESCRIPTION

DETAILED FINAL SITE PLAN EAST
 SHEET
C1.3



I:\PROJECTS\2023\23-0123\03 DWG Plans\10 FDP\23-012 - FDP - SF - NO PARK.dwg, C1.4 DETAILED FINAL SITE PLAN EAST(2) - 1:1



SCHLAGEL
 PLANNERS • ARCHITECTS • ENGINEERS
 1100 S. W. 10th St., Suite 101
 Ft. Lauderdale, FL 33304
 (954) 492-5158 • Fax: (954) 492-8400
 WWW.SCHLAGELASSOCIATES.COM

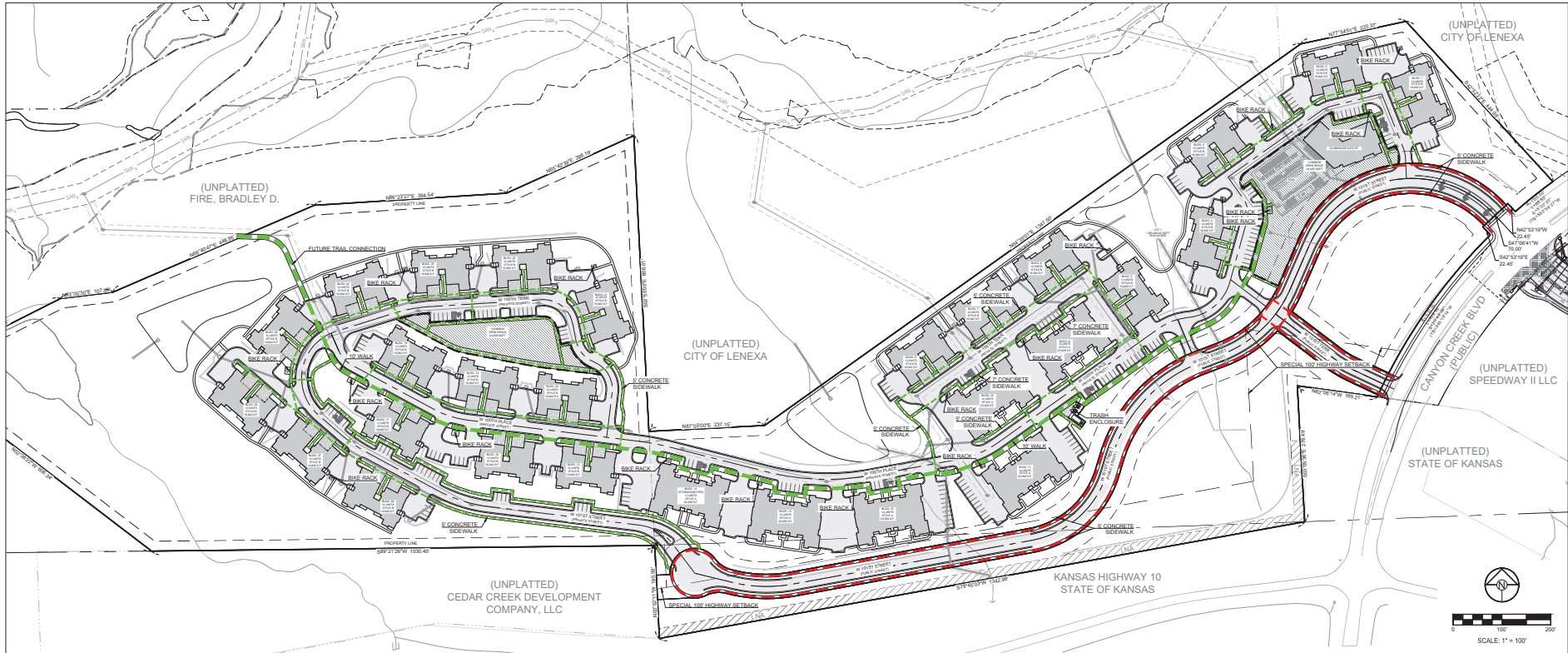
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CANYON RIDGE
 FINAL DEVELOPMENT PLANS
 CANYON CREEK BLVD. & 100TH ST. LENEXA,
 KANSAS

NO.	DATE	DESCRIPTION

DETAILED FINAL
 SITE PLAN
 EAST(2)

SHEET
C1.4



CANYON RIDGE
 FINAL DEVELOPMENT PLANS
 CANYON CREEK BLVD. & 100TH ST. LENEXA,
 KANSAS

COMMON OPEN SPACE DATA

OPEN SPACE REQUIRED BY CODE(60% OF NET AREA)	35.96 AC (1,566,406.32 S.F.)
OPEN SPACE PROPOSED	21.58 AC (939,243.79 S.F.)
COMMON OPEN SPACE REQUIRED BY CODE(3% OF GROSS AREA)	1,069,418.93 S.F. (38.31%)
COMMON OPEN SPACE PROPOSED	1.08 AC (46,962.19 S.F.)
	68,465 S.F. (7.37%)

- PUBLIC PEDESTRIAN WALK (ADA RAMPS PROVIDED)
- PEDESTRIAN WALK (ADA RAMPS PROVIDED)
- COMMON OPEN SPACE

NO.	REVISION/DATE	DESCRIPTION
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2	02/10/2020	REVISIONS TO PERMIT
3	03/05/2020	REVISIONS TO PERMIT
4	04/01/2020	REVISIONS TO PERMIT
5	05/01/2020	REVISIONS TO PERMIT
6	06/01/2020	REVISIONS TO PERMIT
7	07/01/2020	REVISIONS TO PERMIT
8	08/01/2020	REVISIONS TO PERMIT
9	09/01/2020	REVISIONS TO PERMIT
10	10/01/2020	REVISIONS TO PERMIT
11	11/01/2020	REVISIONS TO PERMIT
12	12/01/2020	REVISIONS TO PERMIT

OVERALL OPEN SPACE PLAN

SHEET
C1.6

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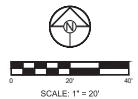
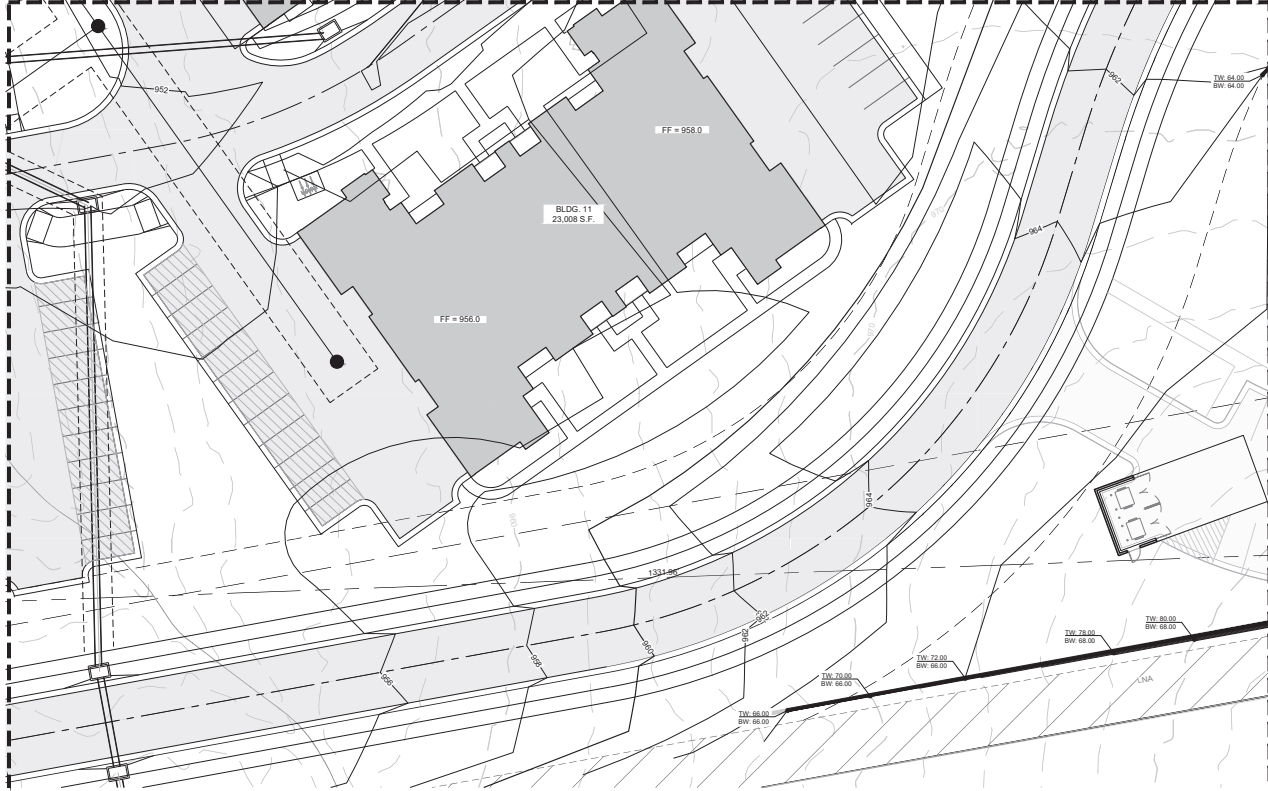
SCHLAGEL
 PLANNERS, ENGINEERS, ARCHITECTS
 1100 WEST 15TH AVENUE, SUITE 1100
 DENVER, COLORADO 80202
 (303) 492-5158 • FAX: (303) 492-5000
 WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:
 SCHLAGEL & ASSOCIATES P.A.

CANYON RIDGE
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I:\PROJECTS\023-20-0123-0 design\3.0 DWG Plans\3.0 FDP\20-012 - FDP - WALL - NOPARK.dwg WALL PLAN (11), 11

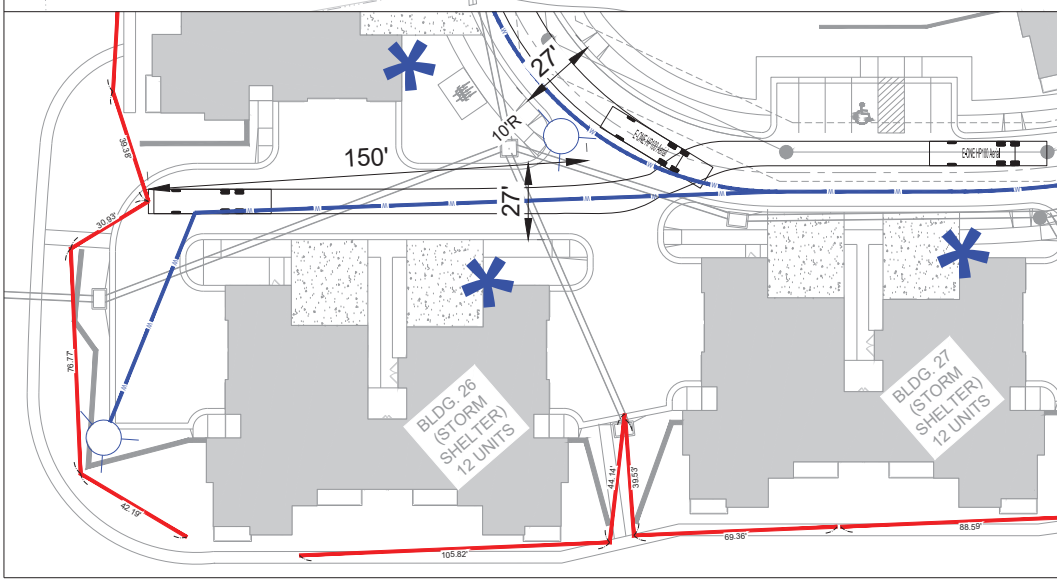
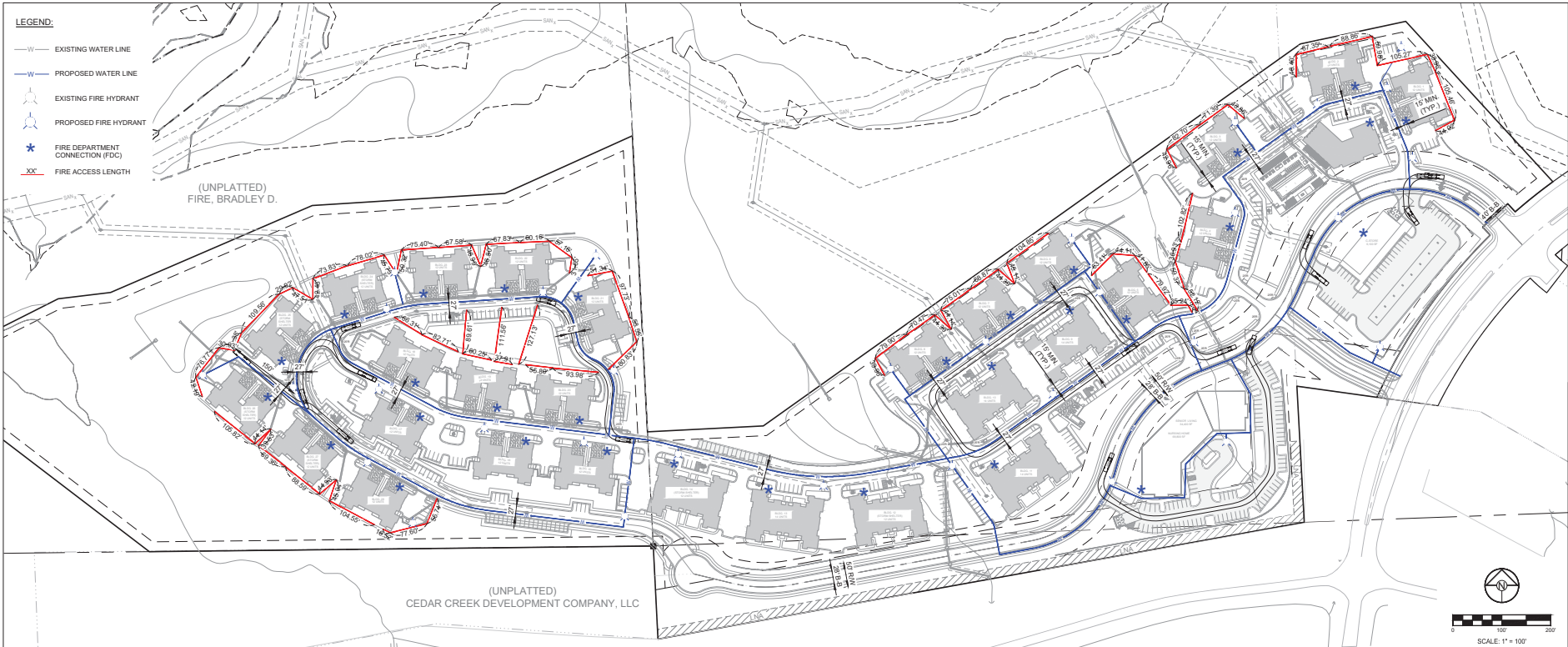


PREPARED BY:
SCHLAGEL & ASSOCIATES P.A.

CANYON RIDGE
FINAL DEVELOPMENT PLANS
CANYON CREEK BLVD. & 100TH ST. LENEXA,
KANSAS

NO.	REVISION/DATE	BY	DESCRIPTION

WALL PLAN
SHEET
C3.10



- FIRE NOTES:**
- PLANS AND SPECIFICATIONS, IN ACCORDANCE WITH NFPA 24, FOR THE PRIVATE FIRE LINE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - UNDERGROUND FIRE LINE INSTALLATION INCLUDING THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILLING.
 - HYDROSTATIC TESTING AND FLUSHES SHALL BE COMPLETED WITH THE FIRE DEPARTMENT AS A WITNESS.
 - PROVIDE 24 HOURS' NOTICE FOR INSPECTIONS SCHEDULED WITH THE FIRE DEPARTMENT.
 - SITE PLANS MUST REFLECT LOCATIONS OF WALL-MOUNTED FIRE DEPARTMENT CONNECTIONS (FDC), AS WELL AS EXISTING AND PROPOSED FIRE HYDRANT LOCATIONS.
 - FDC MUST BE LOCATED WITHIN 100 FEET OF A HYDRANT. (2018 IFC, 507.5.1.1)
 - FDC MUST BE A 4" STORZ CONNECTION. (2018 IFC, 912.3.1)
 - A HYDRANT MUST BE WITHIN 400 FEET OF ANY GRADE-LEVEL PORTION OF THE STRUCTURE. (2018 IFC, 507.5.1)
 - PROVIDE FLOW TEST DATA FOR NEWLY INSTALLED OR RELOCATED PRIVATE HYDRANTS, IN ACCORDANCE WITH NFPA 24. SUBMIT COMPLETED TESTING DOCUMENTATION (FIGURE C-4.11.2 AND C-4.11.4) OR CONTACT LFD FOR PRIVATE HYDRANT TESTING PROCEDURES.
 - VERIFY COMPLIANCE WITH SECTION D105 IN APPENDIX D OF THE 2018 IFC, FOR STRUCTURES EXCEEDING 30 FEET.
 - VERIFY THE FIRE APPARATUS ACCESS IS IN ACCORDANCE WITH 503.1.1 FOR FIRE HOSE REACH OF ALL PORTIONS OF STRUCTURES.
 - APPROVED VEHICLE ACCESS FOR FIRE OPERATIONS AND EMERGENCY RESPONSES SHALL BE PROVIDED TO ALL CONSTRUCTION AND DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. ASPHALT OR CONCRETE ROADWAYS SHALL BE USED FOR COMBUSTIBLE CONSTRUCTION. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. (2018 IFC, 330.5)
 - FIRE WATCH PROCEDURES FOR CONSTRUCTION OVER 40' DURING (3304.5.1 2018 IFC) A WHERE REQUIRED BY THE FIRE CODE OFFICIAL, A FIRE WATCH SHALL BE PROVIDED DURING NONWORKING HOURS FOR NEW CONSTRUCTION THAT EXCEEDS 40 FEET (12 192 MM) IN HEIGHT ABOVE THE LOWEST ADJACENT GRADE.
 - FIRE WATCH PERSONNEL: TRAINED PERSONNEL SHALL BE PROVIDED TO SERVE AS AN ON-SITE FIRE WATCH. FIRE WATCH PERSONNEL SHALL BE PROVIDED WITH NOT FEWER THAN ONE APPROVED MEANS FOR NOTIFICATION OF THE FIRE DEPARTMENT, AND THE SOLE DUTY OF SUCH PERSONNEL SHALL BE TO PERFORM CONSTANT PATROLS AND WATCH FOR THE OCCURRENCE OF FIRE. THE COMBINATION OF FIRE WATCH DUTIES AND SITE SECURITY DUTIES IS ACCEPTABLE. FIRE WATCH PERSONNEL SHALL BE TRAINED IN THE USE OF PORTABLE FIRE EXTINGUISHERS. (3304.5.2 2018 IFC)
 - FIRE WATCH LOCATION AND RECORDS: THE FIRE WATCH SHALL INCLUDE AREAS SPECIFIED BY THE PREFIRE PLAN ESTABLISHED IN ACCORDANCE WITH SECTION 3308.3. THE FIRE WATCH PERSONNEL SHALL KEEP A RECORD OF ALL TIME PERIODS OF DUTY, INCLUDING A LOG ENTRY EACH TIME THE SITE WAS PATROLLED AND EACH TIME A STRUCTURE UNDER CONSTRUCTION WAS ENTERED AND INSPECTED. THE RECORDS AND LOG ENTRIES SHALL BE MADE AVAILABLE FOR REVIEW BY THE FIRE CODE OFFICIAL UPON REQUEST. (3304.5.3 2018 IFC)
 - FIRE APPARATUS ACCESS ROADS MUST BE HARD PACKED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT. FACILITIES, BUILDINGS, ALL PORTIONS UNDER CONSTRUCTION MUST MAINTAIN A MINIMUM 20' WIDE ACCESS ROAD, CAPABLE OF SUPPORTING A 75,000 LB VEHICLE/SUPPORT FIRE GROUND ACTIVITIES PERMANENT DRIVING SURFACES WITHIN 50 FEET OF THE BUILDING MUST BE CAPABLE OF SUPPORTING 75,000 LBS.
 - IT WILL BE NECESSARY FOR EVERY CONTRACTOR AND LABORER ON SITE TO UNDERSTAND AND SUSTAIN THIS REQUIREMENT. ROADWAY OBSTRUCTIONS, WHETHER DUE TO PARKING MATERIAL STORAGE, OR ROADWAY SURFACE CONDITIONS DUE TO WEATHER, WHICH WOULD PROHIBIT FIRE TRUCK ACCESS TO THE FARTHEST SITE OF CONSTRUCTION WORK, MAY RESULT IN THE REVOCATION OF BUILDING PERMITS AND SUSPENDED CONSTRUCTION ACTIVITIES.
 - AN APPROVED PERMANENT WATER SUPPLY FOR FIRE PROTECTION SHALL BE AVAILABLE, PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE. (IFC 2018, SECTION 3312)
 - PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS AS IDENTIFIED DURING THE REVIEW OF SUBSEQUENT SUBMITTALS.
- ADDITIONAL INFORMATION RELATED TO LENEXA FIRE DEPARTMENT PERMIT POLICIES, PROCEDURES, AND INSPECTIONS CAN BE FOUND HERE: <https://www.lenexa.org/DocumentCenter/View/11233> OR COMMENTS REGARDING REVIEW COMMENTS SHOULD BE DIRECTED TO CAPTAIN SELLERS AT 913.477.7233 OR KSSELLERS@LENEXA.COM.
- SCALE: 1" = 1'

SCHLAGEL
 PROFESSIONAL ENGINEERING ARCHITECTURE INTERIOR ARCHITECTURE
 (913) 492-5158 • FAX: (913) 492-8400
 WWW.SCHLAGELASSOCIATES.COM

PREPARED BY: SCHLAGEL & ASSOCIATES P.A.

CANYON RIDGE
 FINAL DEVELOPMENT PLANS
 CANYON CREEK BLVD. & 100TH ST., LENEXA,
 KANSAS

DATE	REVISION	DESCRIPTION
2/24/20	1	ISSUED FOR PERMIT

OVERALL FIRE CODE PLAN

SHEET **F1.0**

I:\PROJECTS\023-02-0123-0 design\3.0 DWG Plans\3.0 FDP\23-012 - FDP - FIRE - NO PARK.dwg P.1.1 FIRE CODE PLAN WEST, 1.1



- LEGEND:**
- EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION (FDC)
 - FIRE ACCESS LENGTH



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PLANNERS, ARCHITECTS, ENGINEERS & LANDSCAPE ARCHITECTS
1105 (913) 492-5158 • Fax: (913) 492-8000
WWW.SCHLAGELASSOCIATES.COM
Kansas City, Missouri
#0236 KA-09 RLS-04

PREPARED BY:
SCHLAGEL & ASSOCIATES P.A.

**CANYON RIDGE
FINAL DEVELOPMENT PLANS**

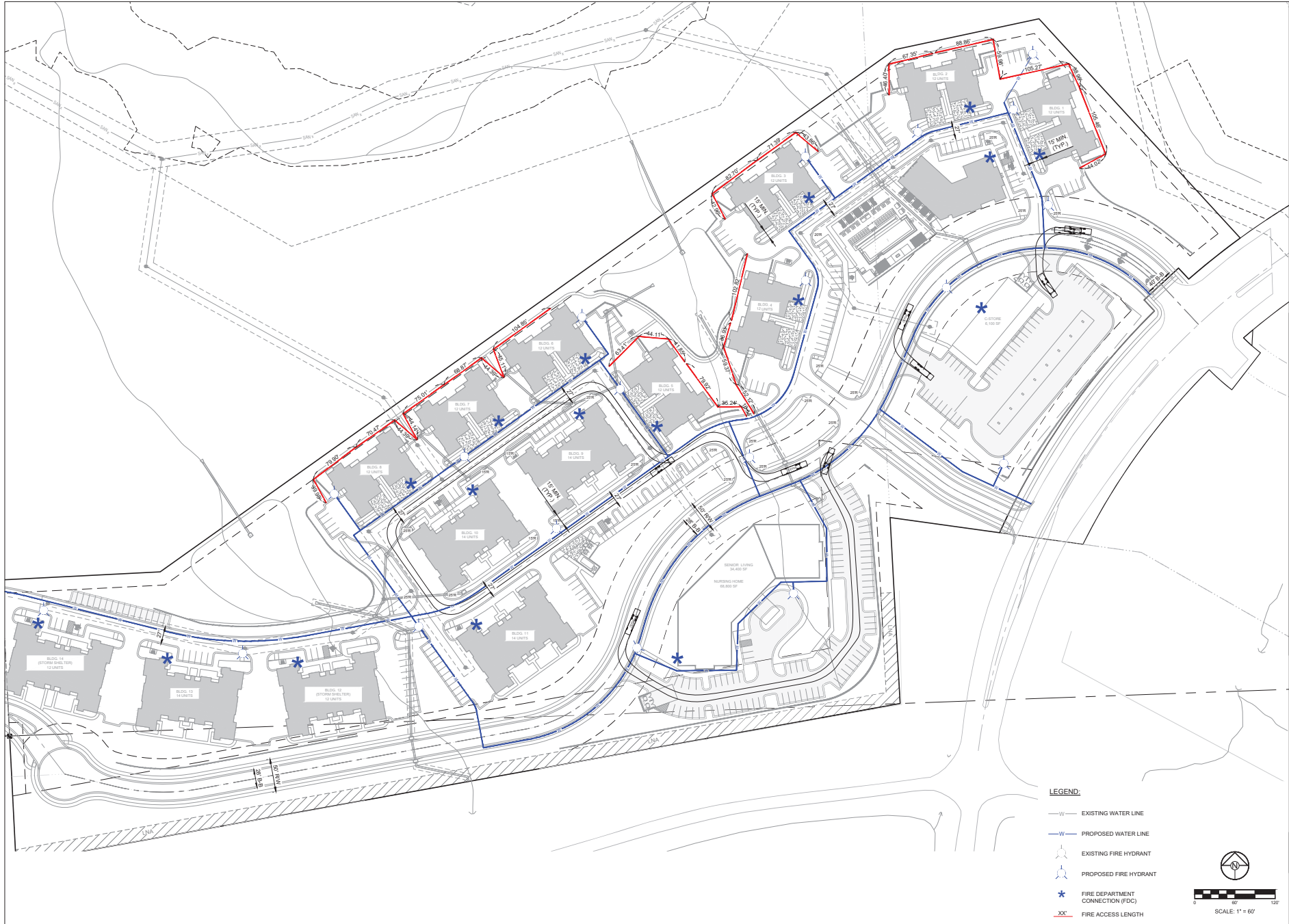
**CANYON CREEK BLVD. & 100TH ST. LENEXA,
KANSAS**

NO.	REVISION/DATE	BY	CHECKED BY	DESCRIPTION

FIRE CODE PLAN WEST

SHEET
F1.1

I:\PROJECTS\023-02-0123-0 design\3.0 DWG Plans\3.0 FDP\2-012 - FDP - FIRE - NO PARK.dwg 11.2 FIRE CODE PLAN EAST, 1:1



- LEGEND:**
- EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION (FDC)
 - FIRE ACCESS LENGTH

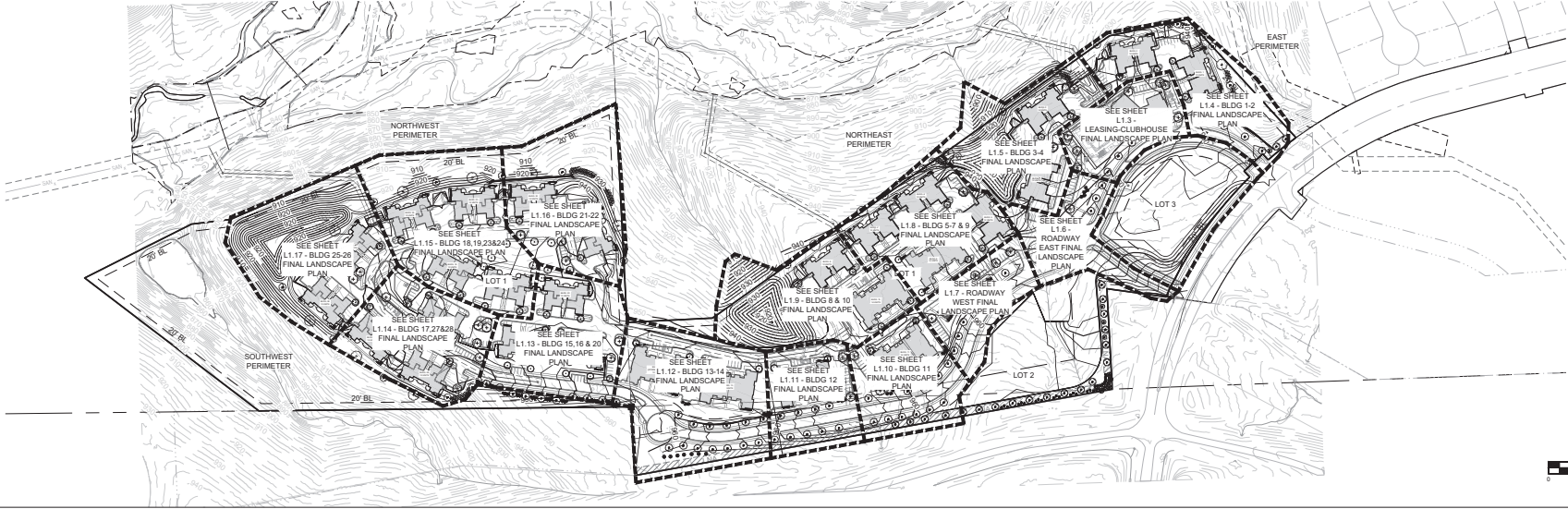


CANYON RIDGE
 FINAL DEVELOPMENT PLANS
 CANYON CREEK BLVD. & 100TH ST. LENEXA,
 KANSAS

REVISION DATE	BY	DESCRIPTION

FIRE CODE PLAN EAST

SHEET
F1.2



CANYON RIDGE
 FINAL DEVELOPMENT PLANS
 CANYON CREEK BLVD. & 100TH ST. LENEXA,
 KANSAS

- NOTES:**
- UTILITY INFORMATION SHOWN IS DESIGNATED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS-BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
 - QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE OF LENEXA STANDARDS AND ANY ADD. THE CITY OF LENEXA STANDARDS AND ANY ADD. THE CITY OF AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL TREES SHALL MEET THE 103 REQUIREMENTS OF THE LENEXA ORDINANCE. ALL TREES SHALL BE CALLED AND UNDERCUTTED TREES SHALL BE REJECTED.
 - ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 34" HEIGHT AT TIME OF PLANTING.
 - ALL PLANTING BEES CONTAINING SHRUBS, GRASSING COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "CUT" EDGE.
 - ALL TREES SHALL HAVE A MIN. 9" FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
 - ALL TUMP AREAS SHALL BE SOCCED UNLESS INDICATED ON THE PLANS.
 - ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LENEXA PRIOR TO INSTALLATION.
 - THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOCCING OPERATIONS.
 - INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LENEXA STANDARDS.

ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND ORNAMENTALS AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE FEET FROM BACK OF CURB TO THE CENTER OF SHRUBS OR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETER.

AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOB THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLAN. WHEN THE LANDSCAPE ARCHITECT MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.

AN IRRIGATION SYSTEM OR HOSE BIBS MUST BE WITHIN 100 FEET OF ANY LANDSCAPE AREA IS REQUIRED BY LENEXA CODES. CONTRACTOR TO PROVIDE IRRIGATION/WATERING PLAN AS DESIGN BUILT. THE LOCATION OF HOSE BIBS AND ANY IRRIGATION WILL BE PROVIDED WITH THE CONSTRUCTION PLANS.

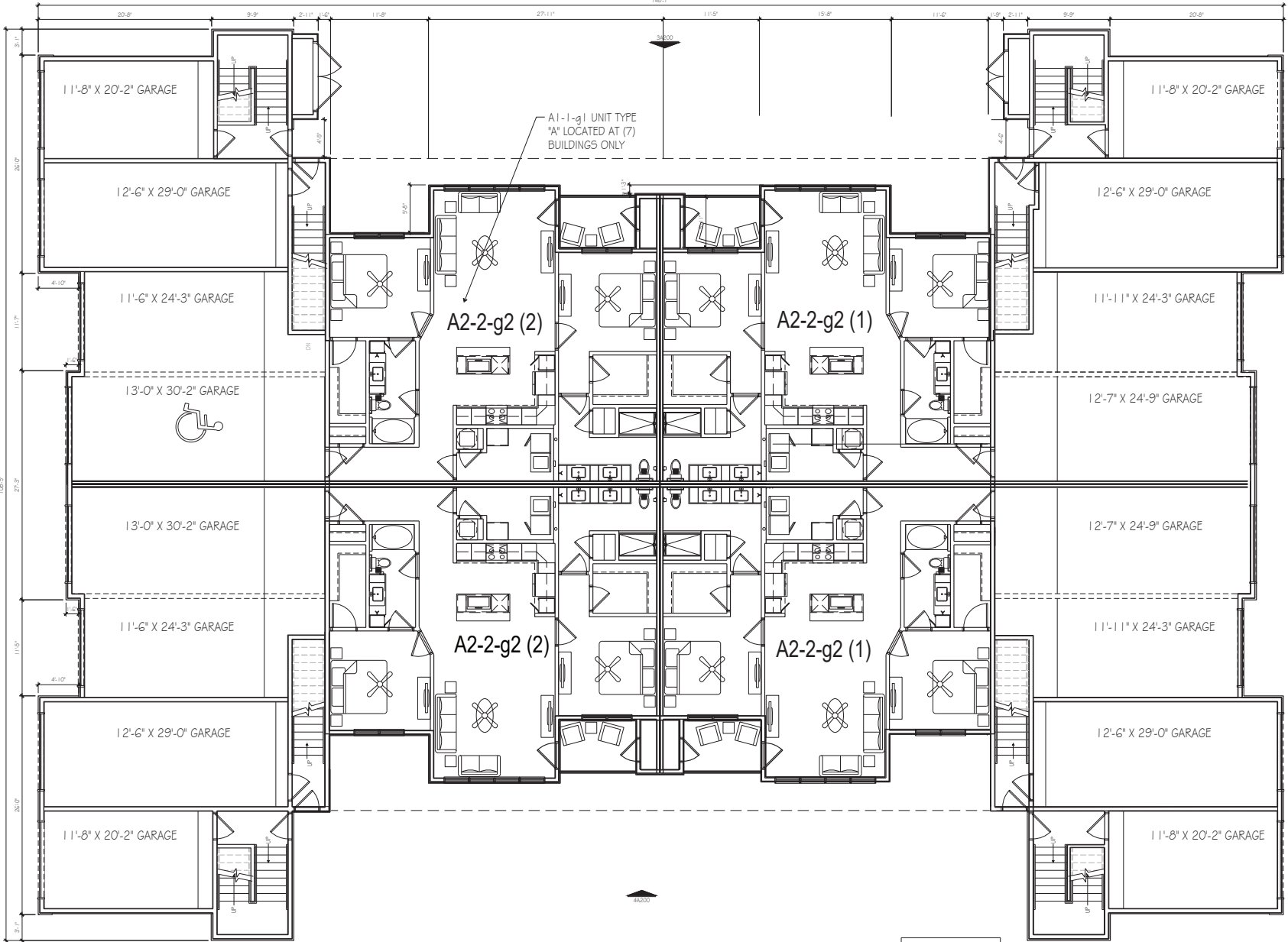
IN THE EVENT OF WORK IN OR ON THE 200 SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SERVICE SEGMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

LOT1 LANDSCAPE CALCULATION TABLE			
DESCRIPTION	ORDINANCE REQUIREMENT	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PERIMETER PLANTINGS ALONG STREETS SECTION 4-1-D-3-L K (NORTHVIEW) 1942.96 LF	1 SHADE TREES 3 EVERGREEN TREES 12 SHRUBS SHALL BE PLANTED FOR EVERY 100' OF PUBLIC OR PRIVATE STREET FRONTAGE	13 SHADE TREES 40 EVERGREEN TREES 161 SHRUBS	13 SHADE TREES 40 EVERGREEN TREES 161 SHRUBS(NOT SHOWN)
PERIMETER PLANTINGS ALONG STREETS SECTION 4-1-D-2-L CANYON CREEK BLVD(COLLECTOR) 99 LF	2 SHADE TREES 1 ORNAMENTAL TREES 2 SHRUBS SHALL BE PLANTED FOR EVERY 100' LF OF PUBLIC OR PRIVATE STREET FRONTAGE	2 SHADE TREES 1 ORNAMENTAL TREES 12 SHRUBS	2 SHADE TREES 1 ORNAMENTAL TREES 12 SHRUBS(NOT SHOWN)
PERIMETER PLANTINGS ALONG STREETS SECTION 4-1-D-2-L 100TH STREET(LOCAL) 913 LF	2 SHADE TREES 12 SHRUBS SHALL BE PLANTED FOR EVERY 100' LF OF PUBLIC OR PRIVATE STREET FRONTAGE	38 SHADE TREES 230 SHRUBS	38 SHADE TREES 230 SHRUBS(NOT SHOWN)
PERIMETER PLANTINGS ALONG LOT LINES (EAST BOUNDARY) SECTION 4-1-D-2-L 100' LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES & 9 SHRUBS PER 100 LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES 10 SHRUBS	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES 13 SHRUBS
PERIMETER PLANTINGS ALONG LOT LINES (WEST BOUNDARY) SECTION 4-1-D-2-L 100' LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES & 9 SHRUBS PER 100 LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES 10 SHRUBS	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES 13 SHRUBS
PERIMETER PLANTINGS ALONG LOT LINES (NORTH EAST BOUNDARY) SECTION 4-1-D-2-L 100' LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES & 9 SHRUBS PER 100 LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES 10 SHRUBS	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES 13 SHRUBS
PERIMETER PLANTINGS ALONG LOT LINES (SOUTH WEST BOUNDARY) SECTION 4-1-D-2-L 100' LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES & 9 SHRUBS PER 100 LINEAR FEET	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES 10 SHRUBS	BUILDING 1 SHADE TREE PARKING LOT 2 SHADE TREES 13 SHRUBS
INTERNAL PARKING LOT	LANDSCAPE AREA = 10% OF PARKING AREA 1 TREE PER 800 SF OF LANDSCAPE AREA WITH AT LEAST 1 TREE PER ISLAND	2777.23 S.F. (L.S. AREA)(10%) 158 TREES/PER ISLAND	3000 S.F. L.S. AREA 158 TREES 1 TREE PER ISLAND
SOUTH LANDSCAPE USE BUFFER SITE (L.S. ADJ TO SP-2) LUP - LOCAL ROAD RED. 140'	NONE REQUIRED		
SOUTH LANDSCAPE USE BUFFER SITE (L.S. ADJ TO SP-1) LUP DIFFERENCE = 1 100' LF	1 SHADE TREES 2 EVERGREEN TREES 10 SHRUBS SHALL BE PLANTED FOR EVERY 100' OF PUBLIC OR PRIVATE STREET FRONTAGE	10 SHADE TREES 21 EVERGREEN TREES 103 SHRUBS	10 SHADE TREES 21 EVERGREEN TREES 34 EQ. TREES (IN PLACE OF 103 SHRUBS)

PLANT SCHEDULE TOTAL CANYON RIDGE APARTMENTS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
⊙	ATS	6	ACER TRUNCATUM / SHANTUNG MAPLE	2.5" CAL.	680
⊕	TAB	10	TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN LINDEN	2.5" CAL.	680
⊙	TAR	75	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	2.5" CAL.	680
⊕	UOP	44	ULMUS X PATRIOT / PATRIOT ELM	2.5" CAL.	680
⊙	ZOK	65	ZELKOVA SERRATA / MUSHASHO / MUSHASHO JAPANESE ZELKOVA	2.5" CAL.	680
EVERGREEN TREES					
⊙	ZOK	103	JUNIPERUS CHINENSIS KETELEBER / KETELEBER CHINESE JUNIPER	6" HT.	680
⊙	JVC	7	JUNIPERUS VIRGINIANA CANARIENSIS / CANARIENSIS EASTERN REDCEDAR	6" HT.	680
FLOWERING TREES					
⊙	AC	1	AMELANCHIER CANADENSIS / CANADIAN SERVICE BERRY MALL-TI TRUNK	6" HT.	680

PROJECTS/2023/03/29/24/10 design/13.0 DWG Plans/1.0 FDP/24-012 - FDP - LP.dwg, L1.0 OVERALL FINAL LANDSCAPE PLAN, L1



A1-1-g1 UNIT TYPE
 *A LOCATED AT (7)
 BUILDINGS ONLY

A2-2-g2 (2)

A2-2-g2 (1)

A2-2-g2 (2)

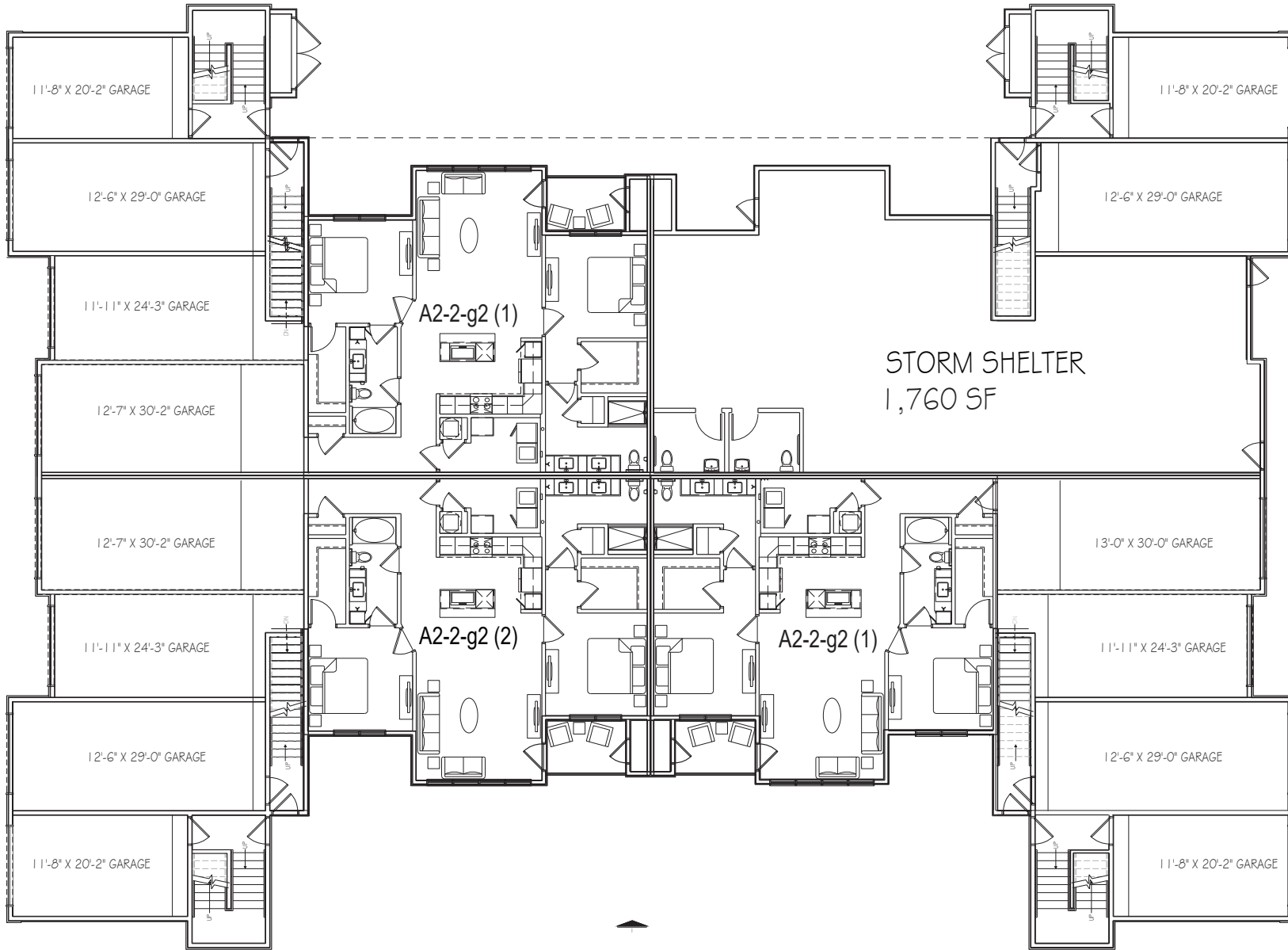
A2-2-g2 (1)

UNIT PLANS
 A1-1 0
 A2-2 4
 B1-d-2 0
 12,508 GROSS S.F.

NOTE
 BUILDINGS ARE TO BE PROTECTED WITH
 FIRE SPRINKLERS IN ACCORDANCE WITH
 NFPA 13.

SLAB ON GRADE 12-UNIT_1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

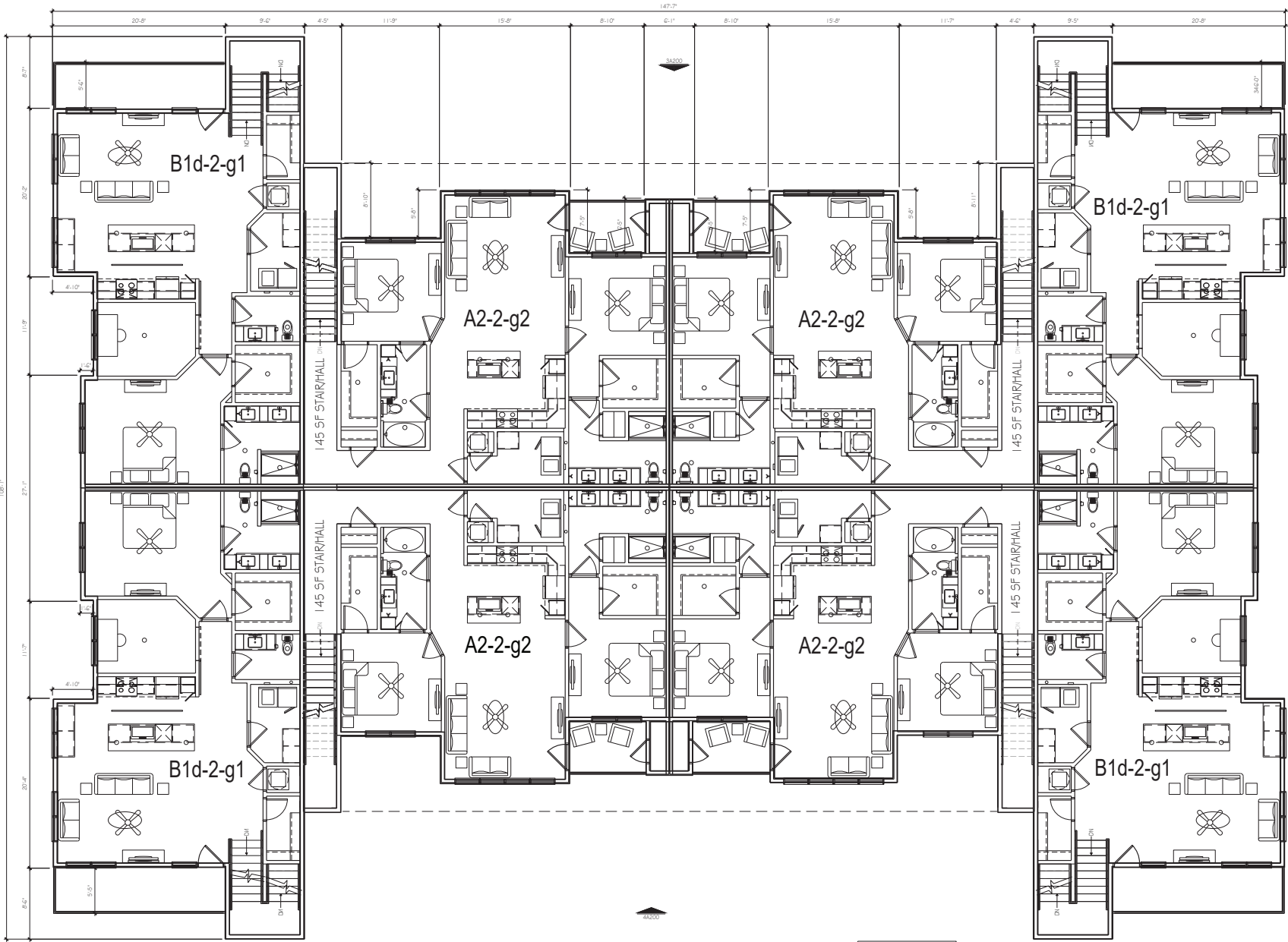


STORM SHELTER
1,760 SF

UNIT PLANS
A1-1 0
A2-2 3
B1d-2 0

SLAB ON GRADE 12-UNIT_1ST FLOOR PLAN W/ STORM SHELTER

SCALE: 3/16" = 1'-0"

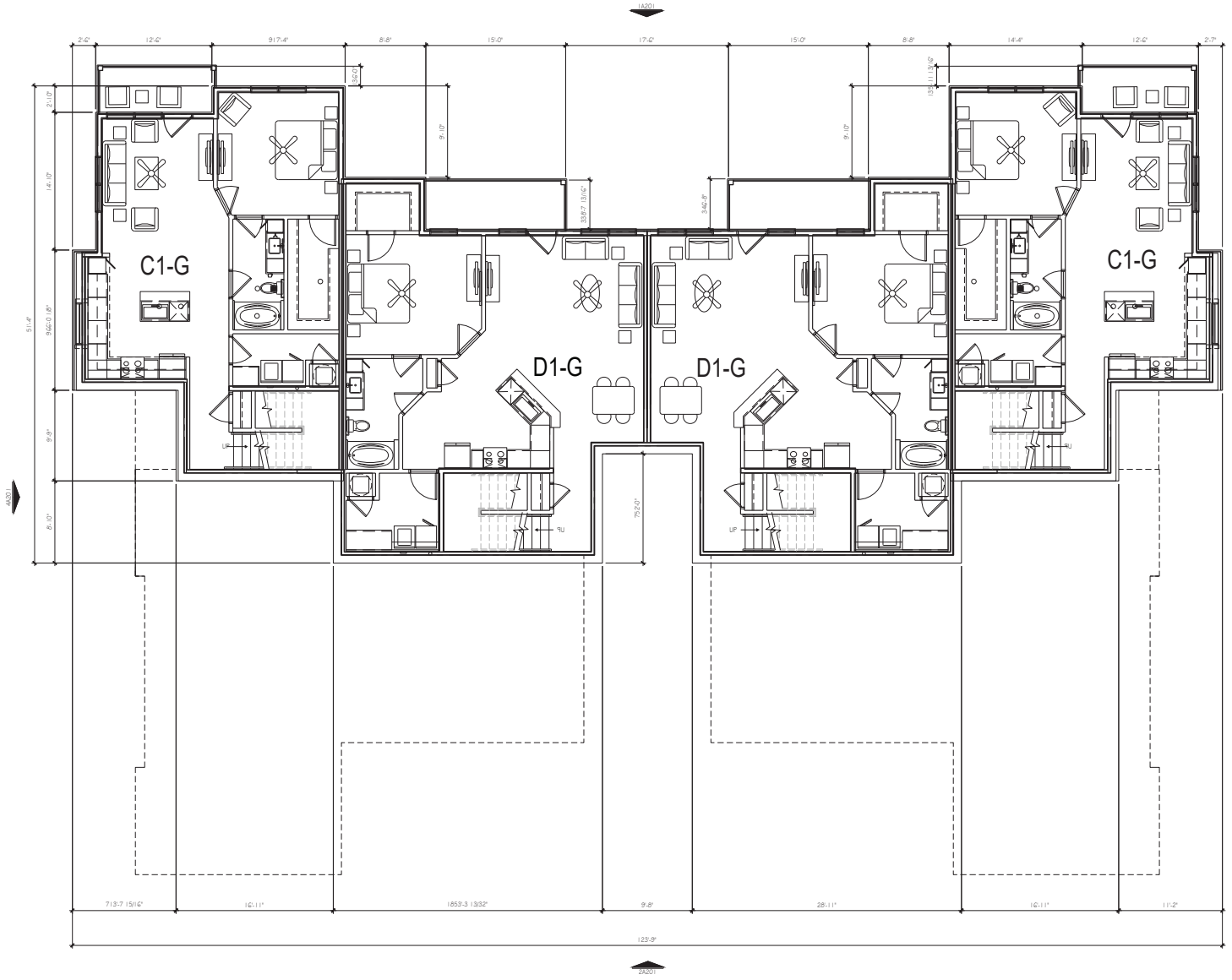


UNIT PLANS
 A1-1 0
 A2-2 4
 B1d-2 4
 11,066 GROSS S.F.

NOTE
 BUILDINGS ARE TO BE PROTECTED WITH
 FIRE SPRINKLERS IN ACCORDANCE WITH
 NFPA 13.

SLAB ON GRADE 12-UNIT_2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"



NOTE: BUILDING J2 DOES NOT HAVE A BASEMENT LEVEL AND IS AN 8 UNIT BUILDING.

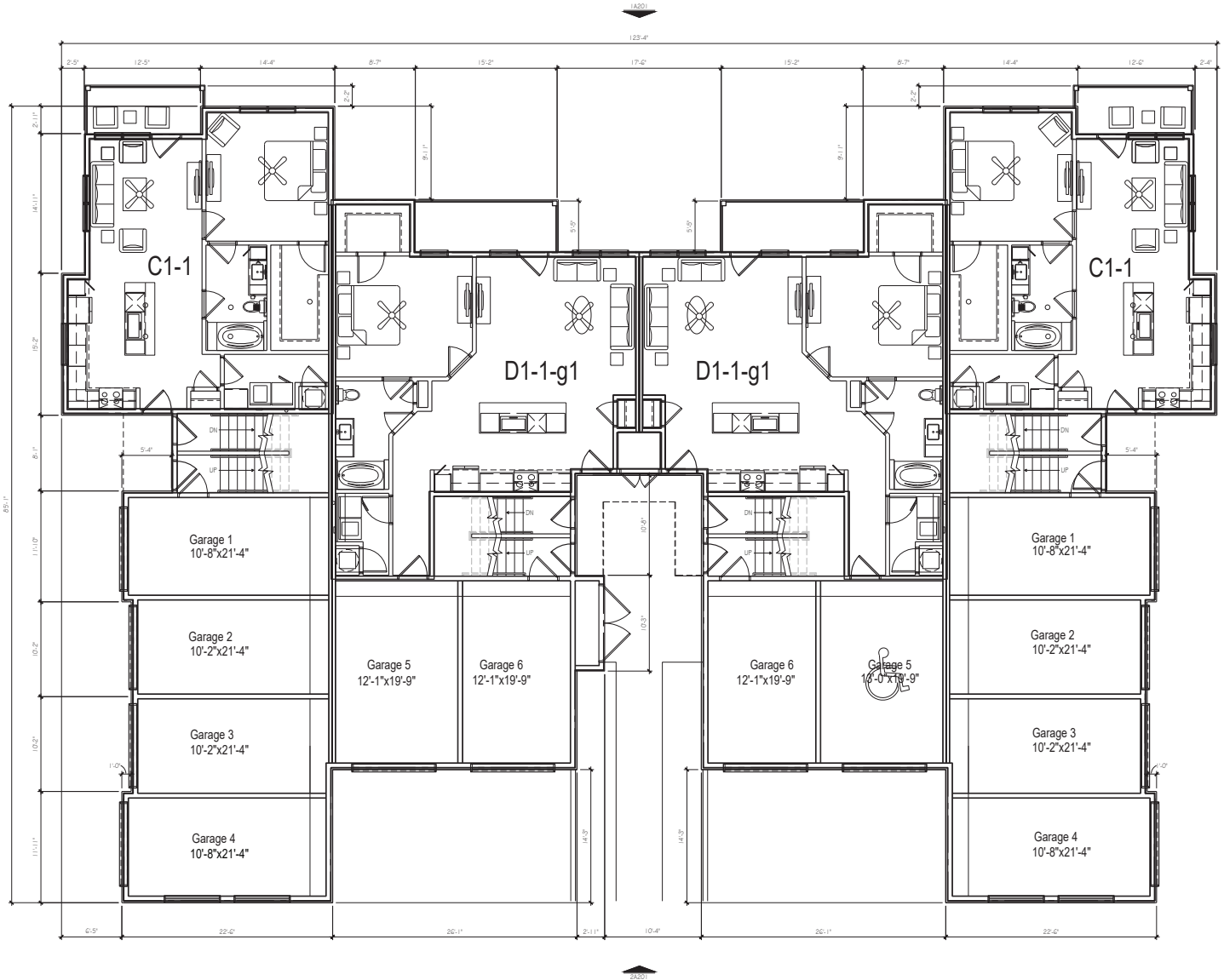
UNIT PLANS	
C1-G	2
C2-2	0
D1-G	2
D2-2	0

4,226 GROSS S.F.

NOTE: BUILDINGS ARE TO BE PROTECTED WITH FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13.

A102 FLOOR PLAN BASEMENT - WALK OUT

SCALE: 1/8"=1'



UNIT PLANS

C1-1	2
C2-2	0
D1-1	2
D2-2	0

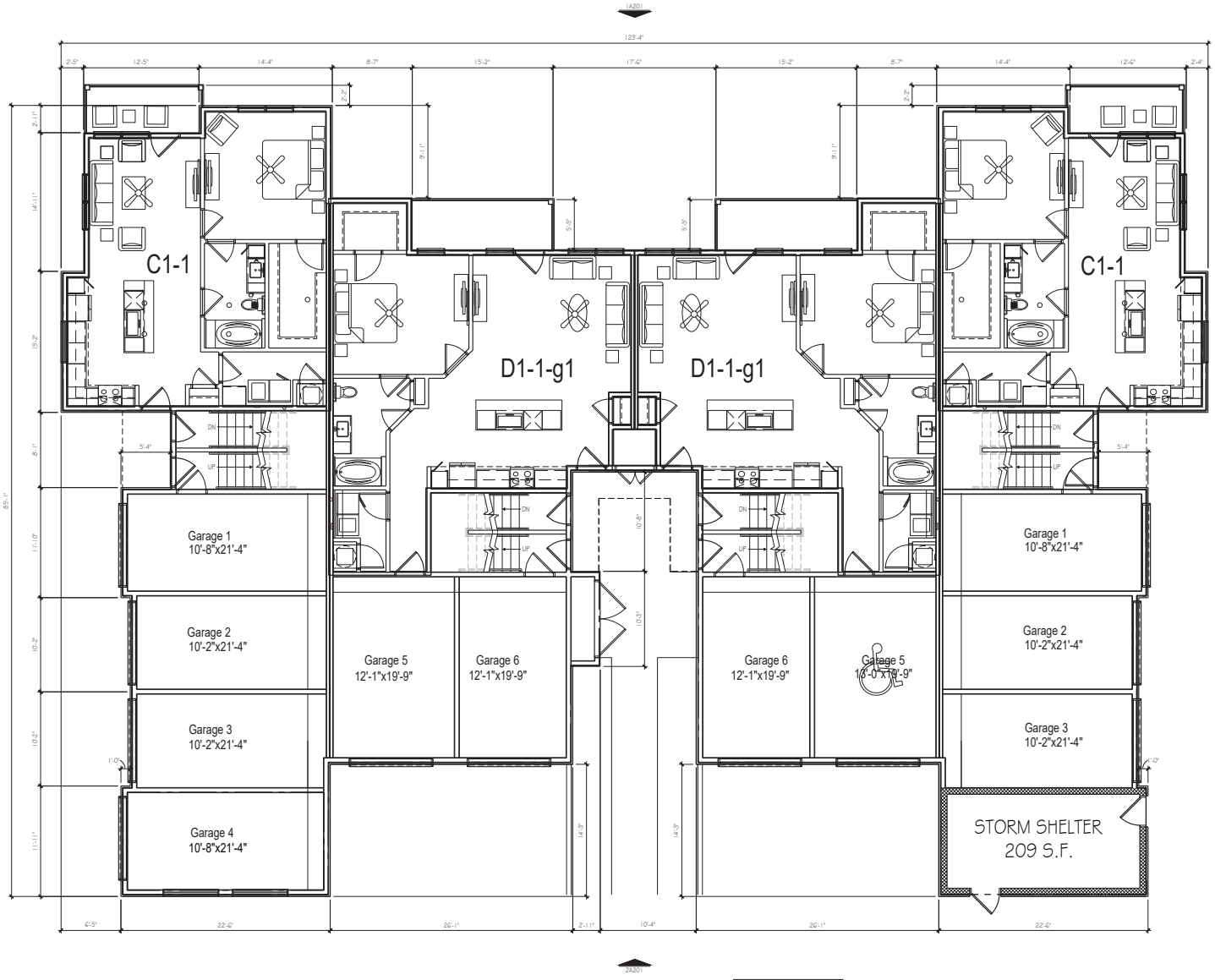
7,194 GROSS S.F.

NOTE
 BUILDINGS ARE TO BE PROTECTED WITH
 FIRE SPRINKLERS IN ACCORDANCE WITH
 NFPA 13.

A103 FLOOR PLAN LVL 1 - WALK OUT

SCALE: 1/8"=1'





UNIT PLANS

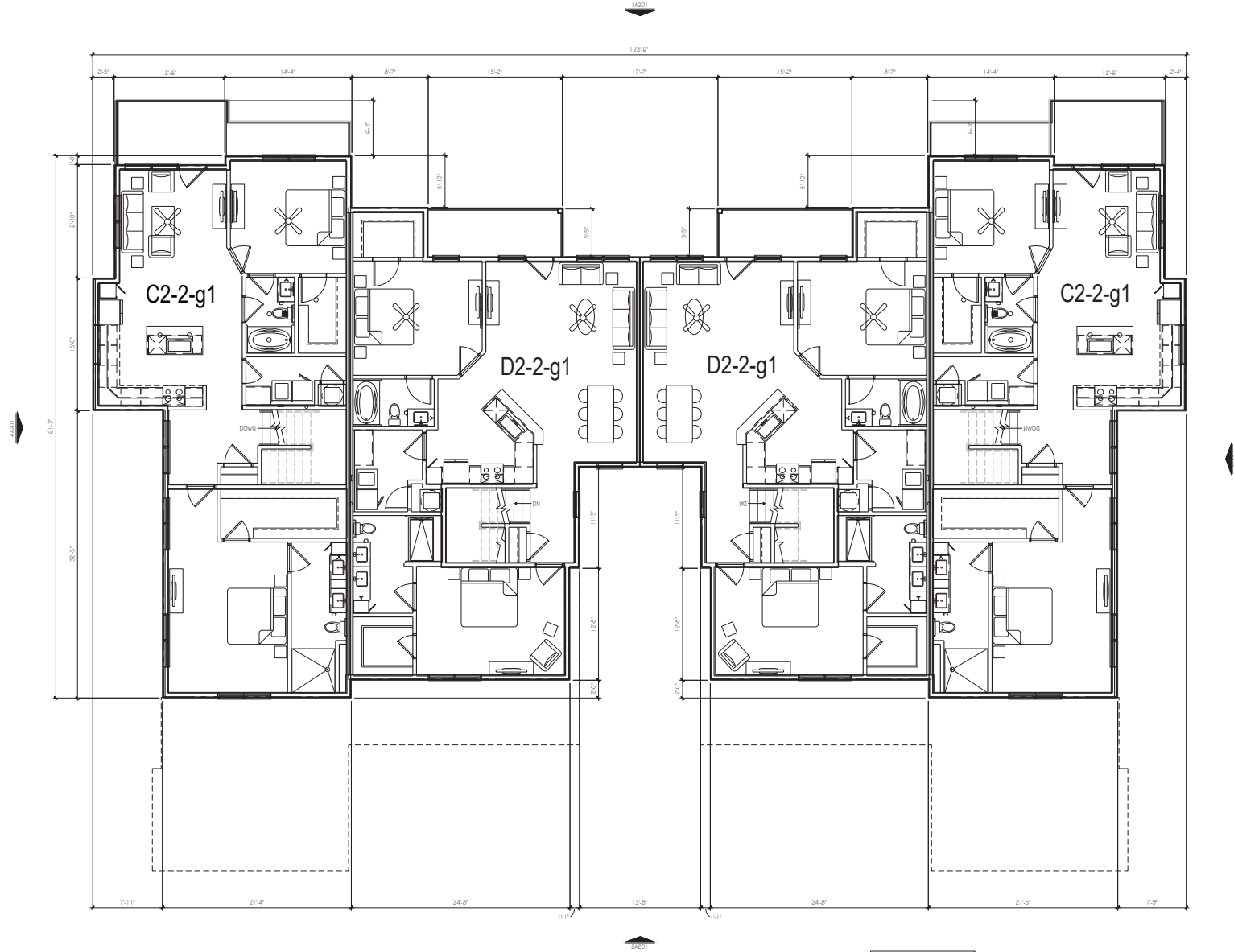
C1-1	2
C2-2	0
D1-1	2
D2-2	0

7,194 GROSS S.F.

NOTE:
BUILDINGS ARE TO BE PROTECTED WITH
FREE SPRINKLERS IN ACCORDANCE WITH
NFPA 13.

A103 FLOOR PLAN LVL 1 - WALK OUT W/ STORM SHELTER

SCALE: 1/8" = 1'



UNIT PLANS

C1-1	0
C2-2	2
D1-1	0
D2-2	2

5,781 GROSS S.F.

NOTE
 BUILDINGS ARE TO BE PROTECTED WITH
 FIRE SPRINKLERS IN ACCORDANCE WITH
 NFPA 13.

A104 FLOOR PLAN LVL 2 - WALK OUT

SCALE: 1/8"=1'



FINISH SCHEDULE						
SYMBOL	MATERIAL	MANUFACTURER	COLOR / TYPE	OPTION 2	OPTION 3	OPTION 4
MS-1	WOODRY	SHENKOVY	BROOKWOOD SMOOTH			
MS-2	WOODRY	SHENKOVY	EUSTIC SUBORDINATE			
CS-1	CASPI STONE	MIDWEST CASPI STONE	LCAC			
STC-1	CONCRETE/STUCCO	DRYVIT	SW 7004 SNOWBOUND	SW 7005 PURE WHITE	SW 7737 HIGH REFLECTIVE WHITE	SW 7351 GREEN VILLA
STC-2	CONCRETE/STUCCO	DRYVIT	SW 7351 GREEN VILLA			
STC-3	CONCRETE/STUCCO	DRYVIT	SW 4027 POPULAR GRAY	SW 7036 ACCESSIBLE BEIGE	SW 7473 FRENCH CAST	SW 7017 DORIAN GRAY
STC-4	CONCRETE/STUCCO	DRYVIT	SW 4231 ROCK CANDY			
LP-1	LAMCOMPOSITE SIDING	TRIMBLE PLANK	GRAY SLATE	BOOTHBAY BLUE	MAVADO BEIGE	IRON GRAY
LP-2	LAMCOMPOSITE SIDING	TRIMBLE PLANK	EMERALD BROWN			
MT-1	METAL	PRESTONE	DARK BRONZE			
MT-2	METAL	PRESTONE	VANGUARD			
RF-1	ASPHALT SHINGLES	BELOWIT	COLONIAL SLATE			
RF-2	METALCOMPOSITE ROOF	AVOUCED	DARK BRONZE			
SP-1	STORMFRONT	KAHNECK	DARK BRONZE FRAME			
SP-2	GLAZING	TILLA	DARK BRONZE FRAME			
SP-3	STONE LINER	EDWARDS STONE	NATURAL STONE			

NOTE
GUTTERS AND DOWNSPOUTS WILL PROVIDE DRAINAGE TO ALL BUILDINGS.

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GUTTERS AND DOWNSPOUTS WILL PROVIDE DRAINAGE TO ALL BUILDINGS.



A200 BUILDING ELEVATIONS - SLAB ON GRADE

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



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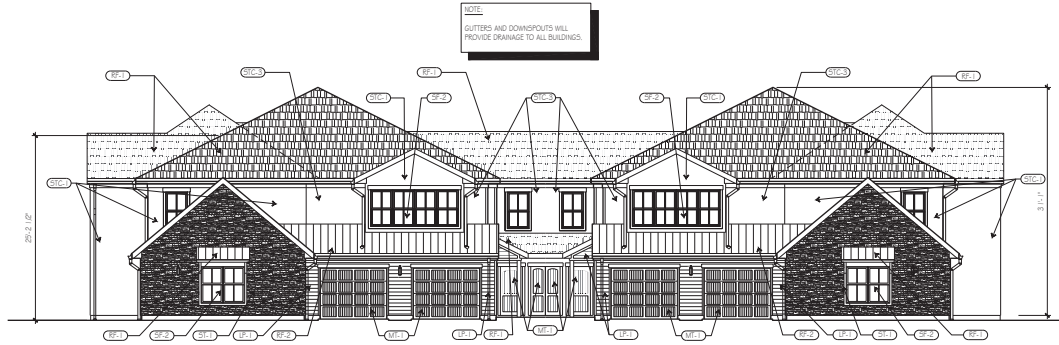
FINISH SCHEDULE			
SYMBOL	MATERIAL	MANUFACTURER	COLOR / TYPE
SH-1	SHIMMER	ELZABETH	WALDFOOD BLAZING
SH-2	SHIMMER	ELZABETH	ALBITE BLAZING
SH-3	CHALK BRICK	WINDYHILL STONE	CLAC
SH-4	CONCRETE BLOCK	EMVI	20-TON SHIMMER
SH-5	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-6	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-7	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-8	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-9	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-10	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-11	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-12	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-13	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-14	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-15	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-16	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-17	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-18	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-19	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-20	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-21	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-22	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-23	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-24	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-25	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-26	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-27	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-28	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-29	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-30	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-31	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-32	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-33	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-34	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-35	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-36	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-37	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-38	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-39	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-40	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-41	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-42	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-43	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-44	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-45	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-46	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-47	CONCRETE BLOCK	EMVI	20-TON / GREY TALL
SH-48	CONCRETE BLOCK	EMVI	20-TON / POLAR GRAY
SH-49	CONCRETE BLOCK	EMVI	20-TON / BOLD GRAY
SH-50	CONCRETE BLOCK	EMVI	20-TON / GREY TALL



CANYON RIDGE APARTMENTS
ODDO DEVELOPMENT

A200 BUILDING ELEVATIONS - SLAB ON GRADE





FRONT ELEVATION ④
SCALE: 1/8" = 1'-0"



SIDE 2 ELEVATION ②
SCALE: 1/8" = 1'-0"



REAR ELEVATION ③
SCALE: 1/8" = 1'-0"



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

NOTE:
- SEE SHEET A200 FOR MATERIAL
/ FINISH SCHEDULE.

A201 BUILDING ELEVATIONS - WALK OUT

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

CANYON RIDGE APARTMENTS |

ODDO DEVELOPMENT | 02.06.2026





FRONT ELEVATION ④
SCALE: 1/8" = 1'-0"



SIDE 2 ELEVATION ②
SCALE: 1/8" = 1'-0"



REAR ELEVATION ③
SCALE: 1/8" = 1'-0"



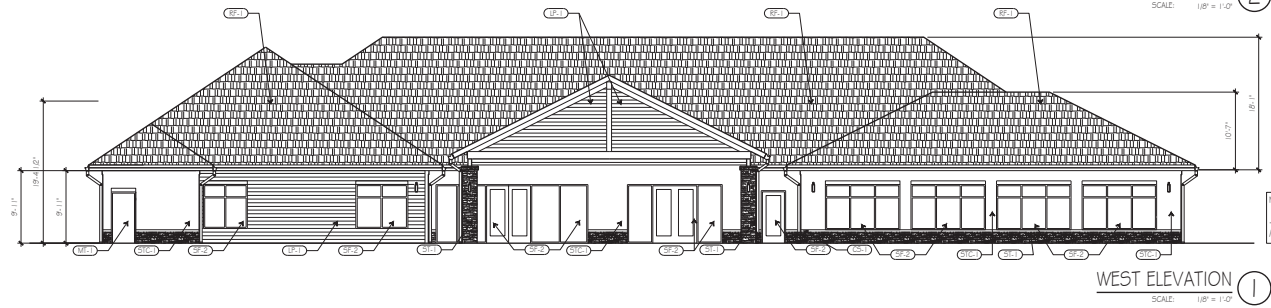
SIDE 1 ELEVATION ①
SCALE: 1/8" = 1'-0"

NOTE:
- SEE SHEET A200 FOR MATERIAL
/ FINISH SCHEDULE

A201 BUILDING ELEVATIONS - WALK OUT

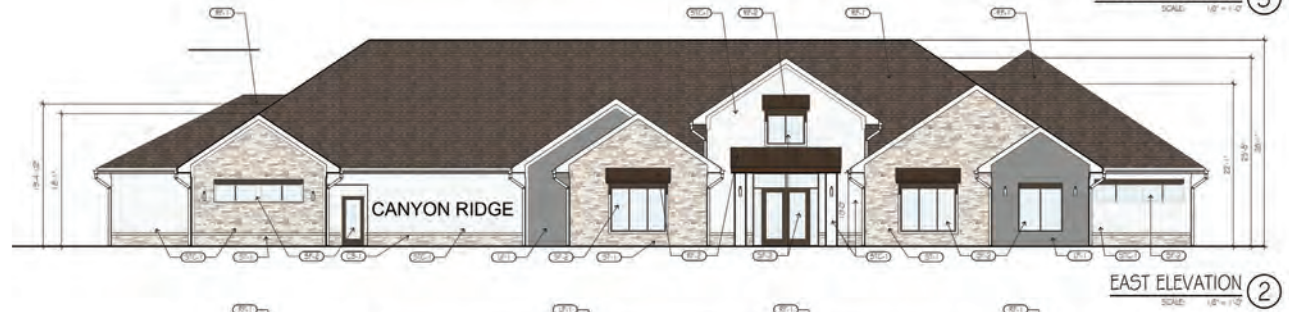
SCALE: 1/8" = 1'-0"





NOTE:
- SEE SHEET A202 FOR MATERIAL
/ FINISH SCHEDULE

A202 BUILDING ELEVATIONS - CLUBHOUSE



NOTE:
- SEE SHEET A200 FOR MATERIAL
FINISH SCHEDULES.

A202 BUILDING ELEVATIONS - CLUBHOUSE

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



FINISH SCHEDULE						
SYMBOL	MATERIAL	MANUFACTURER	COLOR / TYPE	ALT COLOR / TYPES		
				OPTION 2	OPTION 3	OPTION 4
MS-1	WOODS*	CL-5458*	MAJESTIC SAND*			
MS-2	WOODS*	CL-5428*	CLUSTIC SAND*			
MS-3	CAST STONE	ROBERTS CAST STONE	SLA			
STC-1	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH	BR 1004 PURE WHITE	BR 1004 HIGH RESOLVE WHITE	BR 1004 GREEN VALLEY
MS-5	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-6	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-7	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-8	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-9	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-10	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-11	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-12	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-13	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-14	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-15	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-16	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-17	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-18	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-19	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-20	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-21	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-22	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-23	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-24	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-25	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-26	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-27	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-28	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-29	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			
MS-30	CONCRETE/STUCCO	BRUCC	BR 1004 SANDWICH			



A203 BUILDING ELEVATION - COLOR OPTIONS



LT-4 Landscape Light (8)
WLC - Accent 12V - 2011



Trash Can (4)
Landscape Forms - "Rec" Waste Scoop

NOT USED (12)



LT-7 Parking Lot Light (11)
Ultrona Lighting OS10 LED P3



LT-3 Wall Pack (7)
FC Lighting - Aluminum Wall Mount - FCW/O10 (Type "T" on P11)

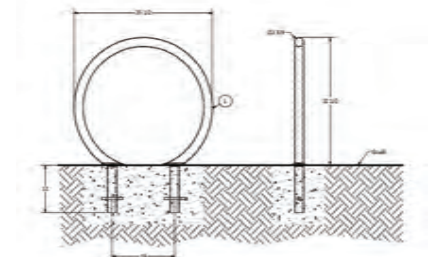


Bike Rack (3)
Rance Fixatory - R-8224-2M-25



NOT USED (10)

LT-2 Soffit Light (6)
Greer - LED Downlight - SR6 (Type "T" on P11)



Bike Rack (2)
Rance Fixatory - R-8224-2M-25

NOT USED (9)



LT-1 Wallmount Light (5)
Haberston Forge - Outdoor Sconce - 305C10 Mendon

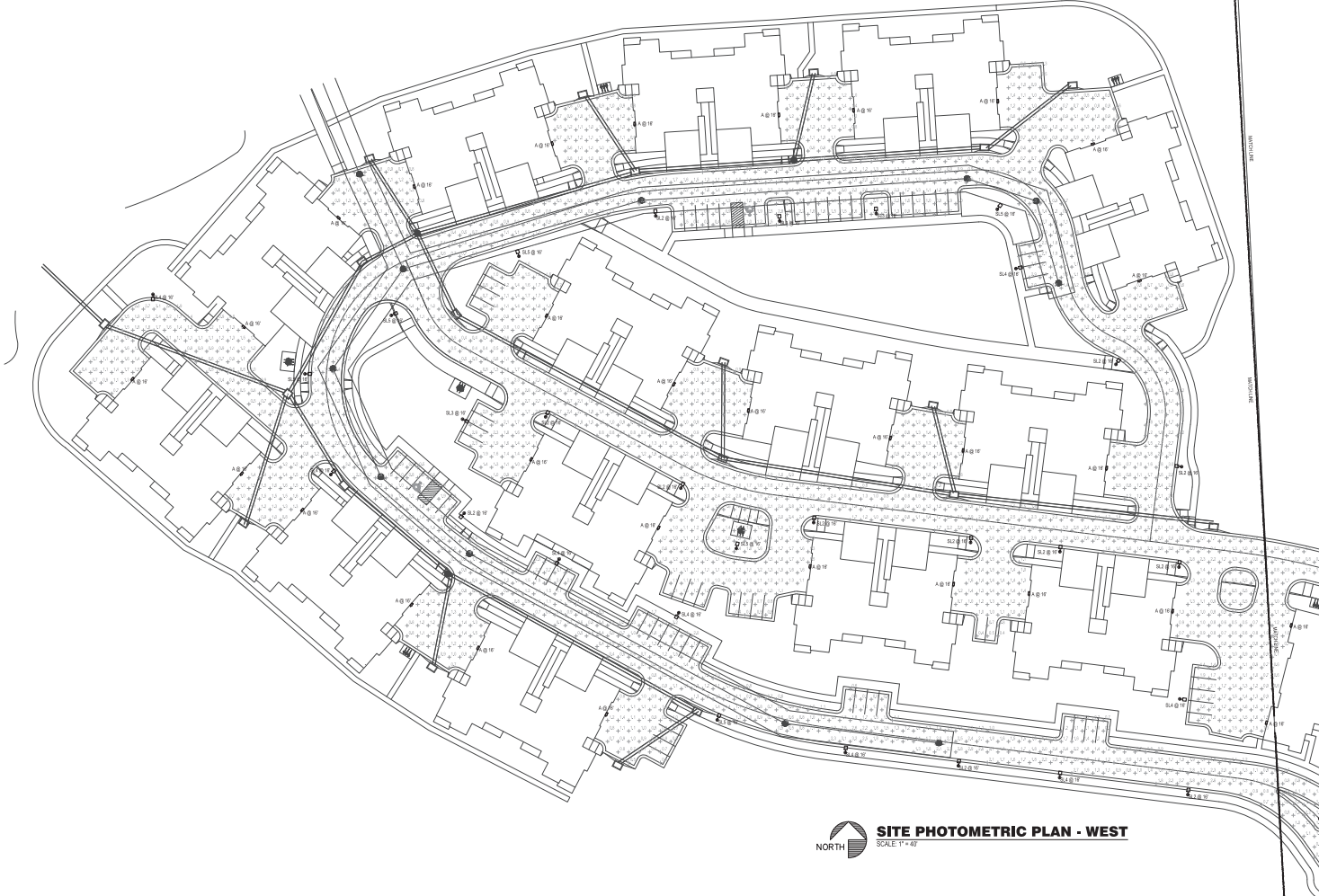


Bench with Back (1)
Keystone Ridge - Canyon

A600 SITE AMENITIES

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





SITE PHOTOMETRIC PLAN - WEST
 NORTH SCALE: 1" = 10'



ENGINEERS
 INCORPORATED
 5720 Roadstar
 Shawnee, KS 66203
 (913)262-1772

This drawing has been prepared by the Engineer or under his supervision. The Engineer or Engineer in Charge is not responsible for the use of this project for purposes not intended by the Engineer. The Engineer, its employees, agents, and subcontractors shall not be held responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The Engineer shall not be held responsible for any damage or injury to persons or property resulting from the use of this drawing. The Engineer shall not be held responsible for any damage or injury to persons or property resulting from the use of this drawing. The Engineer shall not be held responsible for any damage or injury to persons or property resulting from the use of this drawing.

PE COA #E-359

4/15/2025



BC PROJECT #28285

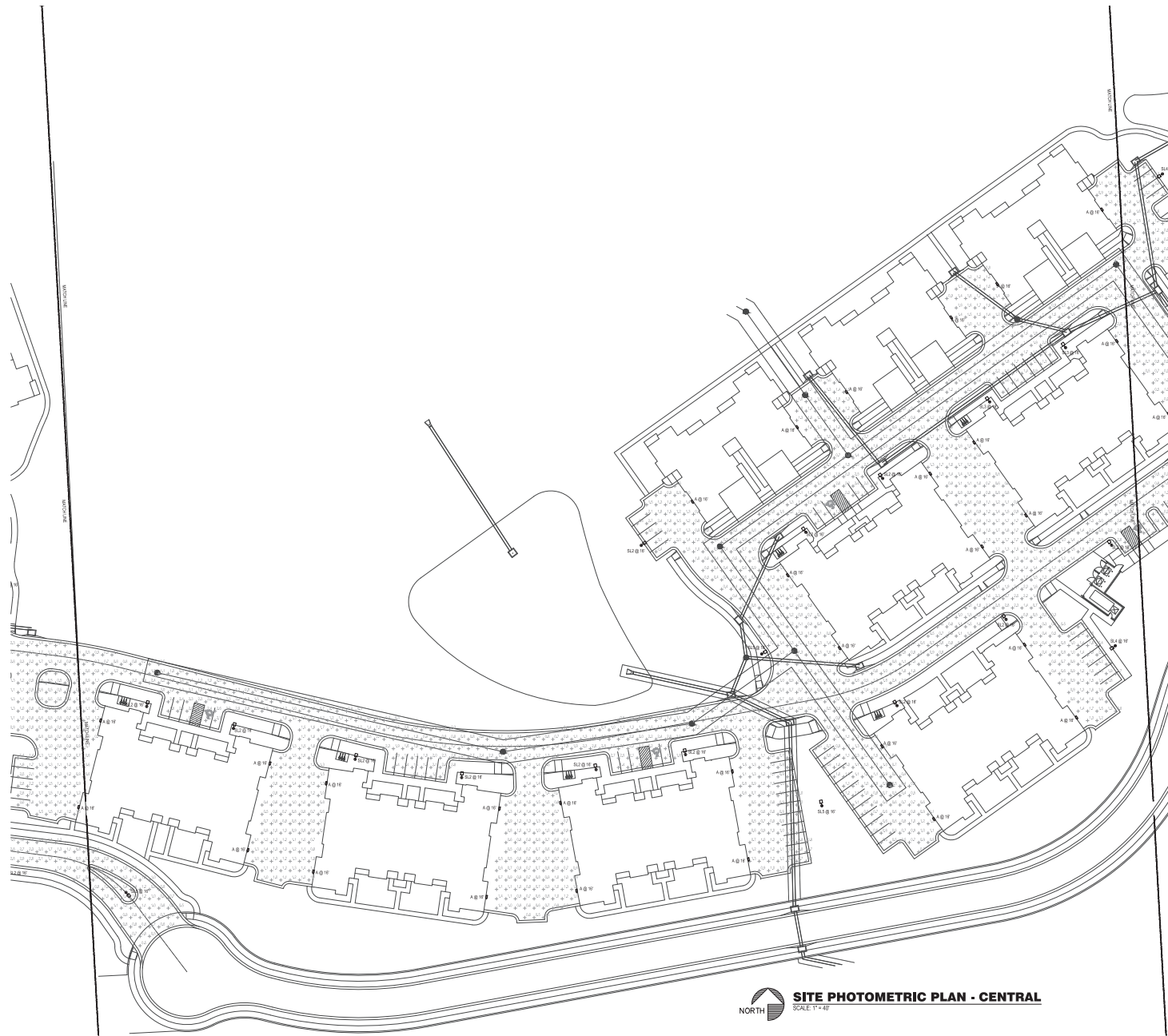
SITE PHOTOMETRIC FOR:
CANYON RIDGE
 CANYON CREEK BLVD & 100TH ST
 LENEXA, KS

ISSUE DATE: 4-16-2025

REVISIONS:

SHEET TITLE:
 SITE PHOTOMETRIC PLAN - WEST

PH1



SITE PHOTOMETRIC PLAN - CENTRAL
 NORTH SCALE: 1"=40'



ENGINEERS
 INCORPORATED
 5720 Renwick
 Shawnee, KS 66203
 (913)262-1772

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PE COA #E-359

4/15/2025



BC PROJECT #28285

SITE PHOTOMETRIC FOR:
CANYON RIDGE
 CANYON CREEK BLVD & 100TH ST
 LENEXA, KS

ISSUE DATE: 4-16-2025

REVISIONS:

SHEET TITLE:
 SITE PHOTOMETRIC PLAN
 CENTRAL

PH2

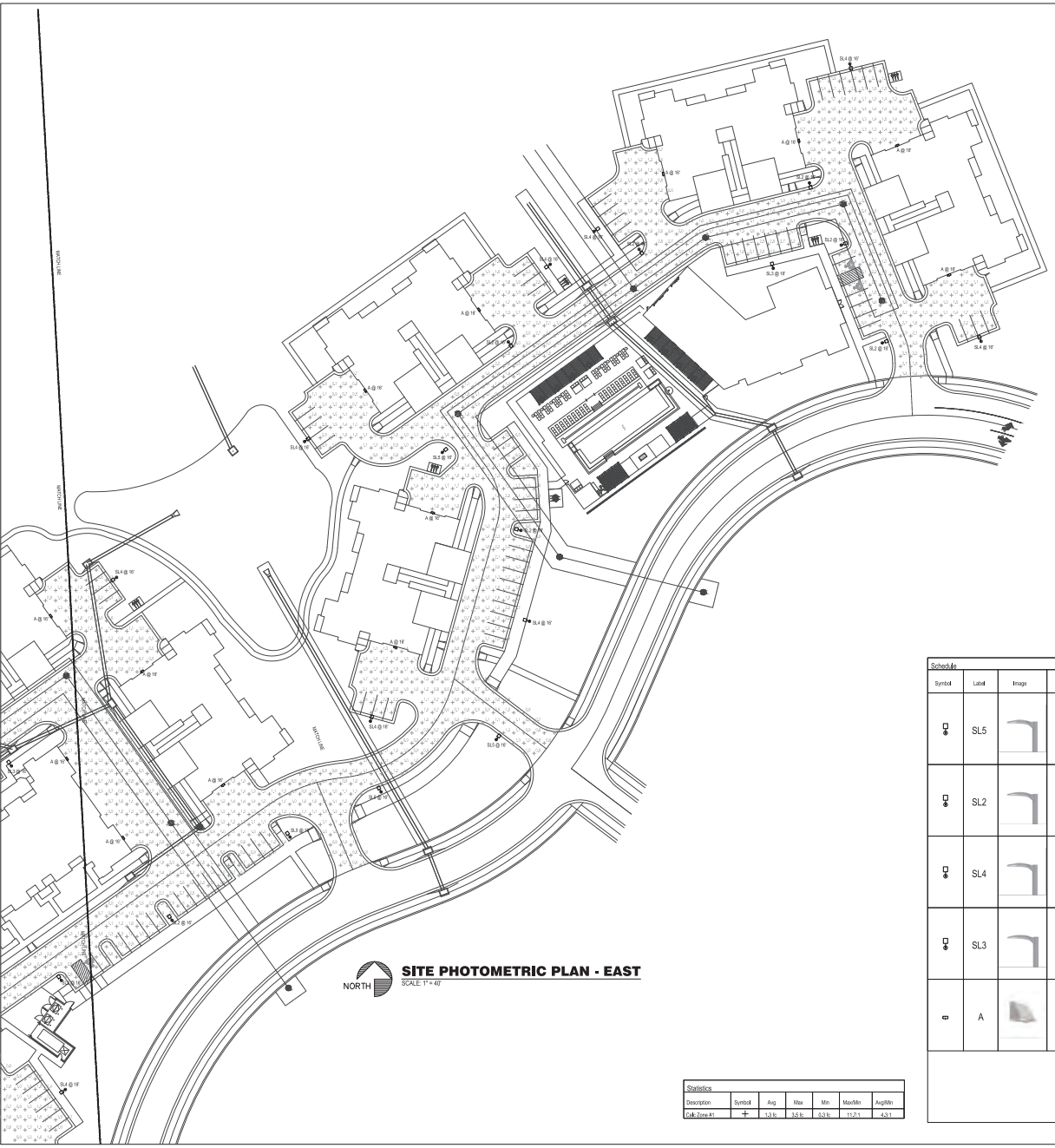
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PR COA #E-359

4/15/2025

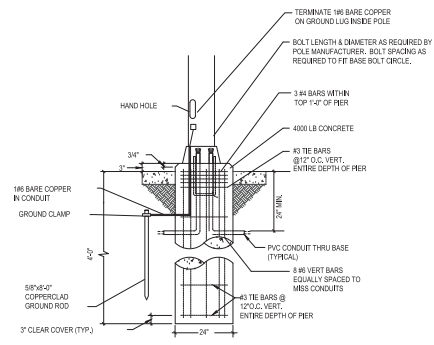


BC PROJECT #28265



SITE PHOTOMETRIC PLAN - EAST
SCALE: 1" = 40'

Statistics						
Section	Symbol	Avg	Min	Max	Mounts	Avg/ft ²
Col-204-R1	F	1.55	1.55	0.35	11.71	0.1



POLE FOUNDATION DETAIL
SCALE: NONE

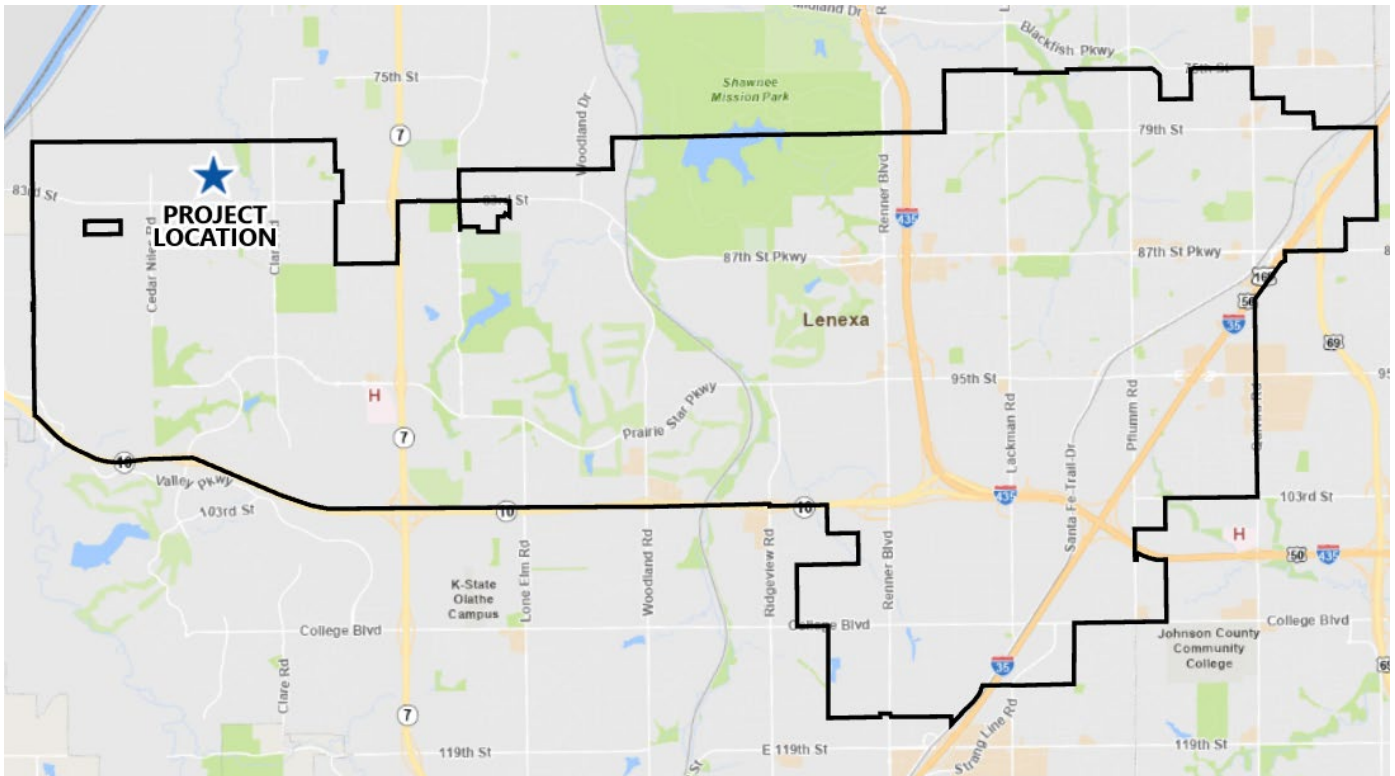
Symbol	Label	Image	QTY	Catalog Number	Description	Total Mounting Height	Lamps	Lumens	Wattage	Fixture
SL5			13	DS00LED P3 30K 70CM TSM	POLE MOUNTED FULL CUTOFF LED AREA LIGHT WITH TYPE V WING THROW DISTRIBUTION MOUNTED ON 16\"/>					
SL2			31	DS00LED P3 30K 70CM TSM	POLE MOUNTED FULL CUTOFF LED AREA LIGHT WITH TYPE II ROADWAY DISTRIBUTION MOUNTED ON 16\"/>					
SL4			17	DS00LED P3 30K 70CM TSM	POLE MOUNTED FULL CUTOFF LED AREA LIGHT WITH FORWARD THROW DISTRIBUTION MOUNTED ON 16\"/>					
SL3			8	DS00LED P3 30K 70CM TSM	POLE MOUNTED FULL CUTOFF LED AREA LIGHT WITH TYPE II ROADWAY DISTRIBUTION MOUNTED ON 16\"/>					
A			66	W062 LED P3 30K 80CM TSM	WALL MOUNTED LED AREA LIGHT WITH FORWARD THROW DISTRIBUTION	16'0"	1	3015	30,105	

SITE PHOTOMETRIC FOR:
CANYON RIDGE
CANYON CREEK BLVD & 100TH ST
LENEXA, KS

ISSUE DATE: 4-16-2025
REVISIONS:
SHEET TITLE: SITE PHOTOMETRIC PLAN - EAST

CEDAR TRAILS EXPLORATION CENTER BUILDING ADDITIONS

Project #:	PL26-03FR	Location:	8201 Mize Boulevard
Applicant:	Alec Mackay, HTK Architects	Project Type:	Revised Final Plan
Staff Planner:	James Molloy	Proposed Use:	School, Elementary and Secondary



PROJECT SUMMARY

The applicant requests approval of a revised final plan to construct two building additions, totaling 22,178 SF, to the existing 40,972 SF Cedar Trails Exploration Center. This expansion will add four additional classrooms as well as a storm shelter to the Early Childhood Center portion of the building. An additional 14,048 SF will be added to the two-story Center for Advanced Professional Studies (CAPS) portion of the building, which will be designed prior to submission of building permits. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The subject property is considered the Unified School District #232 (USD 232) Central Campus and includes Mill Creek Middle School, the Cedar Trails Exploration Center, and a technical education building. Mill Creek Middle School was approved in 2005 and constructed in 2006. The Cedar Trails Exploration Center and Technical Education building (originally called Mill Creek Career and Technical Education Center) was approved in 2020 and constructed in 2021. The applicant is seeking two building expansions of 8,670 SF and 14,048 SF, totaling 22,718 SF.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
70.39	Existing: 40,972 Proposed: 22,718 Total: 63,690	R-1	Institutional

TABLE 1: PREVIOUS APPLICATIONS

Project Number	Application Type	Project Name	Date Approved
RZ05-04, SU05-04, PL25-08P	Rezoning Special Use Permit, Permanent and Preliminary Plan	DeSoto School District Central Campus	March 22, 2005
PL05-13F	Final Plan	DeSoto School District Central Campus	April 5, 2005
SU19-19 PL19-16P	Special Use Permit, Permanent Preliminary Plan	Mill Creek Career and Technical Education and Early Childhood Center	November 19, 2019
PL20-02F	Final Plan	Mill Creek Career and Technical Education and Early Childhood Center	January 6, 2020
PT20-04F	Final Plat	DeSoto School District Central Campus, Second Plat	February 3, 2020



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The property is currently utilized as the USD 232 Cedar Trails Exploration Center and Early Childhood Center (ECC) and Center for Advanced Professional Studies (CAPS). The property is zoned R-1, Residential Single-Family District and is classified as Institutional on the Future Land Use Map within the City’s Comprehensive Plan. The applicant is seeking two different expansions to the building, including an 8,670 SF expansion to the Early Childhood Center, which will add four classrooms and a storm shelter, and a 14,048 SF expansion to the CAPS portion of the building, the interior of which will be designed at the building permit stage. The current use and expansion of said uses is consistent with the existing zoning and the Comprehensive Plan.

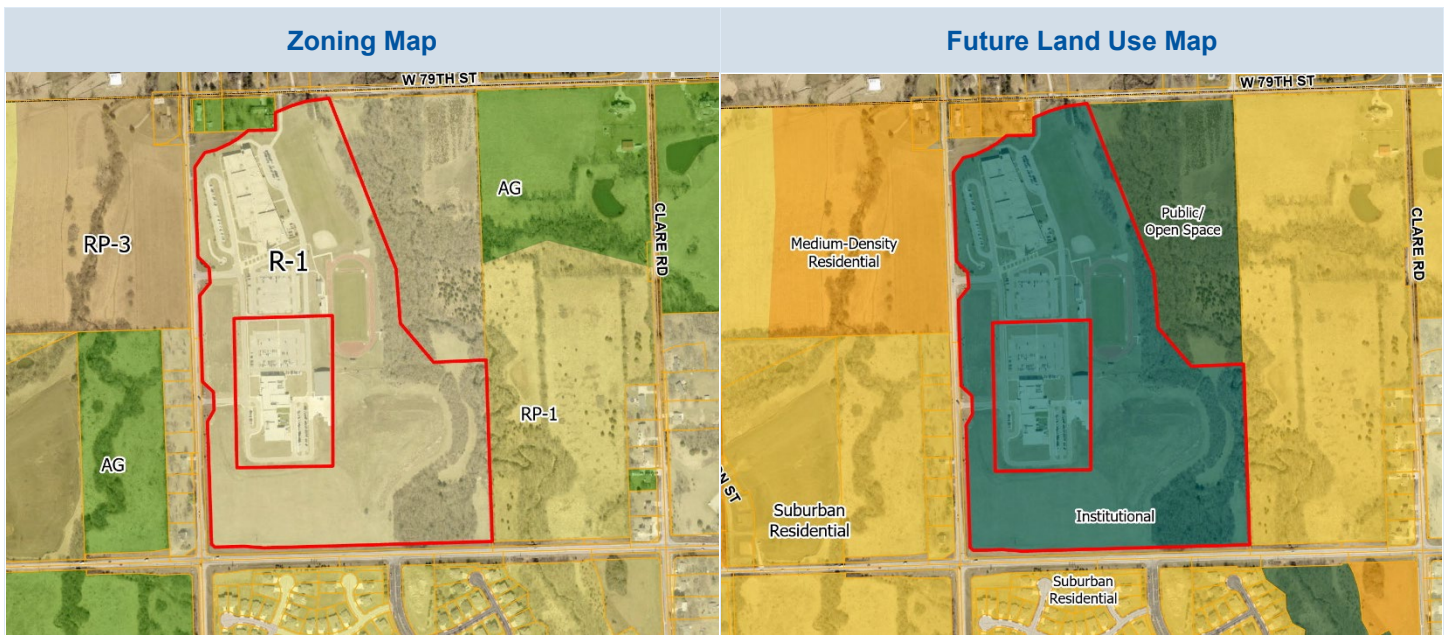


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Institutional	R-1 Residential Single-Family District	USD 232 School District Central Campus
North	Medium-Density Residential	AG Agricultural District	Single-Family Residential
South	Suburban-Density Residential	RP-1 Residential Planned (Low-Density) District	Single-Family Residential
East	Suburban-Density Residential Public/Open Space	RP-1 Residential Planned (Low-Density) District	Undeveloped Land
West	Suburban-Density Residential	R-1 Residential Single-Family District	Single-Family Residential

FINAL PLAN REVIEW

The proposed revised final plan is for the expansion of the Cedar Trails Exploration Center. The expansion will occur in two different parts; One part being an 8,670 SF addition to the Early Childhood Center portion of the building, which will include a storm shelter. The other part being a 14,048 SF addition to the CAPS portion of the building, with the total expansion consisting of 22,718 SF. The floor plan for the CAPS portion of the building will be designed and reviewed as part of the building permit.

DIMENSIONAL STANDARDS

The building is located in the center of the property and includes generous setbacks, with setbacks between 252' and 1,019' from the property lines with the new additions. The building is 33' tall; however, the rooftop screening takes the building height up to 38' in some places. This was approved as part of the original building plan in 2020.

TABLE 3: DIMENSIONAL ANALYSIS			
Code Section	Required	Proposed	Difference
Front Yard	35'	252'	+ 217'
Side Yard, Corner	30'	495'	+ 525'
Rear Yard	20'	1,019'	+ 999'
Building Height	35' Maximum	33'	- 2'

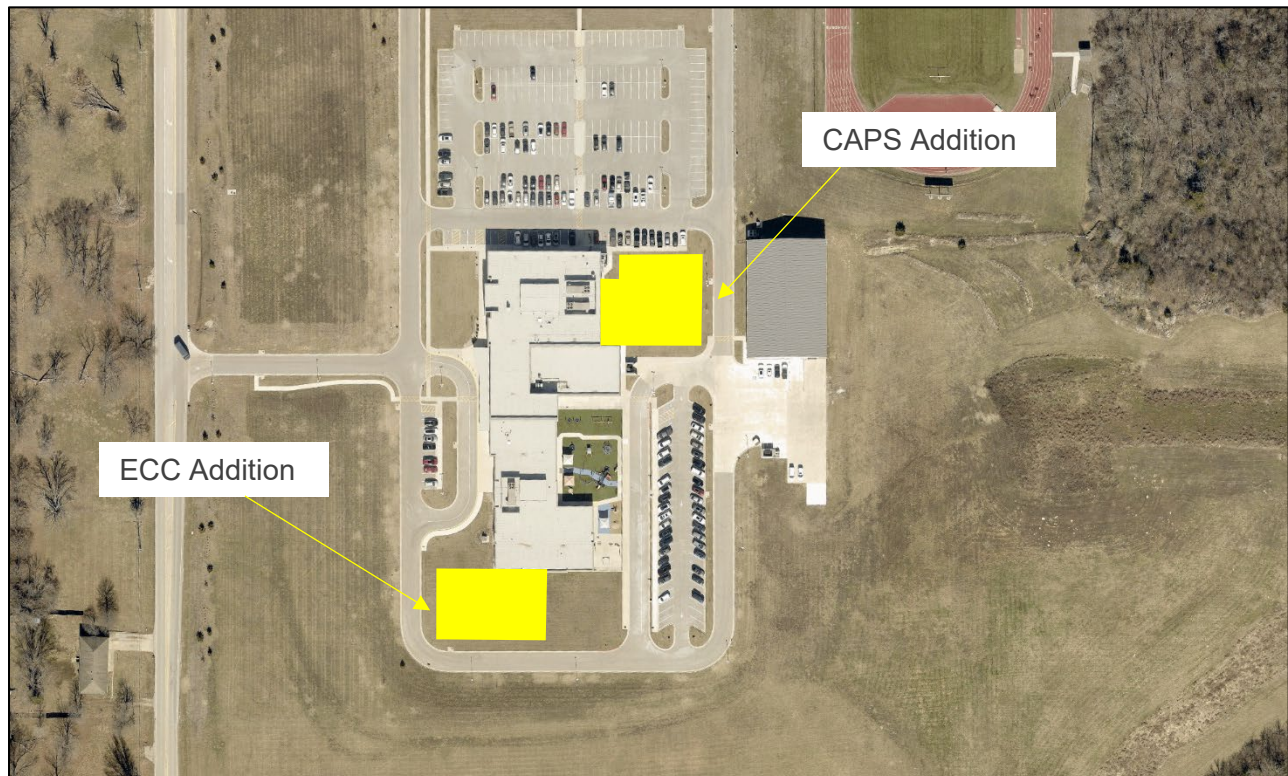


Exhibit 2: Site Plan, showing location of proposed additions

PUBLIC IMPROVEMENTS

There are no public improvements expected with this project. This project is an expansion of the existing building that will not require the construction or relocation of any roads, trails, or sidewalks.

ACCESS, TRAFFIC, AND PARKING

Access into the site is from Mize Boulevard, which extends southward to W. 83rd Street and north toward the City of Shawnee beyond W. 79th Street. In addition to the connection to public roadways, there is an interior road network which connects the warehouse, Cedar Trails, and Mill Creek Middle School. This road network also connects into W. 79th Street at the north of the property past Mill Creek Middle School. There are no sidewalk connections along W. 83rd Street or Mize Boulevard. There is an interior sidewalk/trail network connecting the different parts of the site.

TABLE 4: PARKING ANALYSIS				
Land Use	Parking Formula	Required Parking	Provided	Difference
School, Elementary	1 space per classroom plus 1 space per employee	85	283 + 7 ADA Spaces	+ 47
School, High School	0.5 spaces per student	150		
Warehousing	1 space per 1,500 SF	8		
Total		243	290	+ 47

STORMWATER

The applicant submitted a stormwater management plan for both the proposed improvements as well as planned future improvements demonstrating the intent of meeting the City’s stormwater standards and requirements. The proposed and future stormwater runoff will be managed with both the existing on-site facilities, as well as the addition of another dry detention basin and a bioretention basin to the campus.

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 code review will be conducted based on the adopted codes at the time of the building permit submittal.

LIGHTING

Most of the on-site lighting will remain the same with this proposal. Parking lot lighting will remain unchanged; however, building lighting will change slightly to accommodate the new additions. Any new lighting will be required to match the existing wall-mounted lighting. Staff does not anticipate any adverse impacts from altered site lighting and the submitted photometric plan shows compliance with the UDC.

LANDSCAPING

Site landscaping will only be slightly revised from the design that was approved in 2019. A portion of the landscaping in front (west) side of the current building will be removed to facilitate the building expansion. The applicant’s landscape plan is demonstrating a one-for-one replacement of this landscaping in front of the new building.

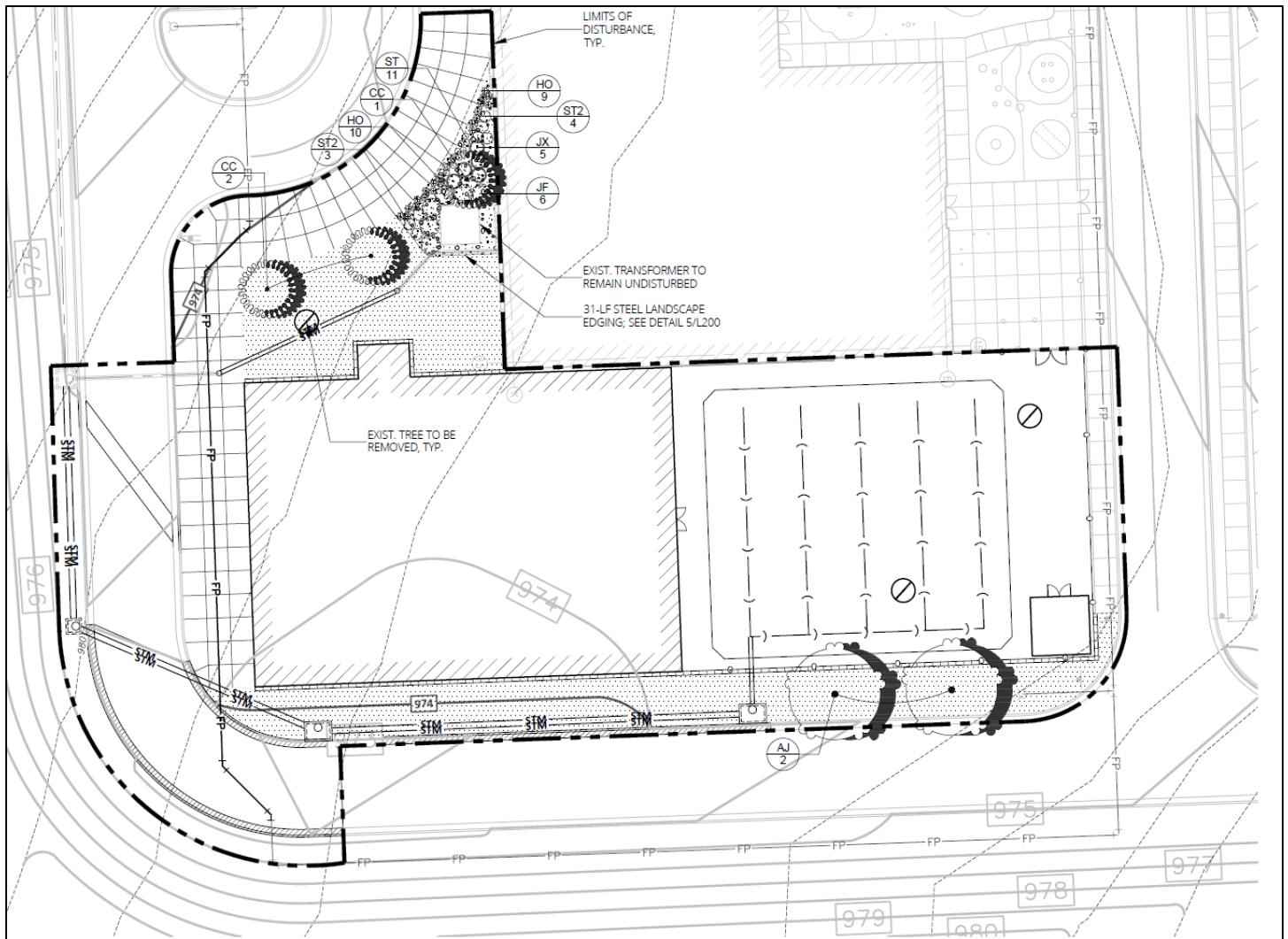


Exhibit 3: Landscape Plan

ARCHITECTURE

The proposed additions will match the existing architecture of the Exploration Center, which features a modern design consisting of various brick types, mostly tan-faced brick, gray metal siding and coping, and large glass windows. The proposed addition itself will predominately feature tan-faced brick, with a mix of the metal coping and siding, as well as the varying window types seen throughout the remainder of the building.

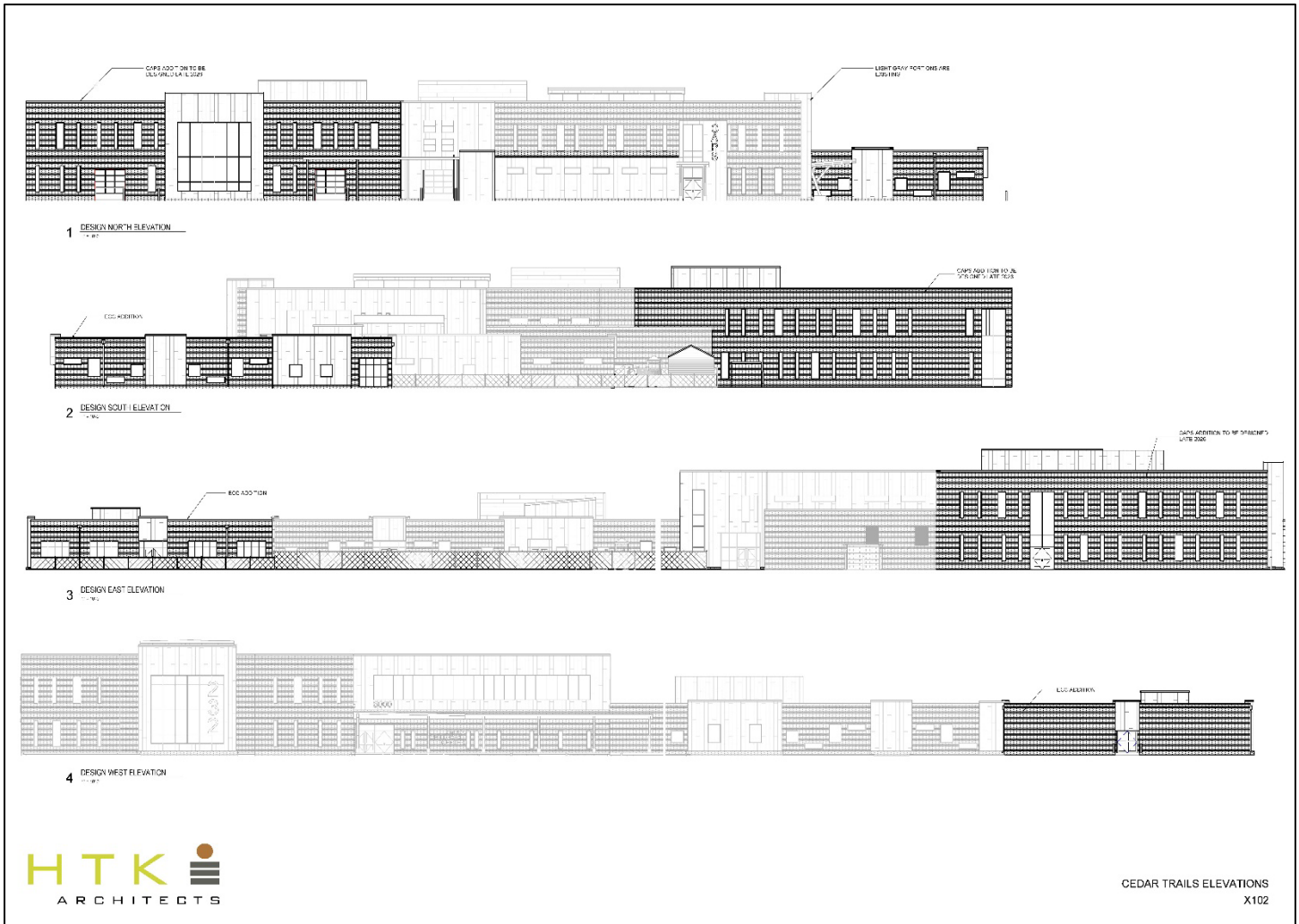


Exhibit 4: Overall Elevations

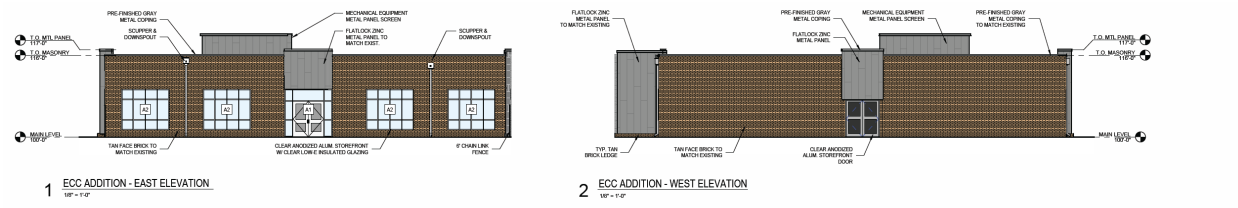


Exhibit 5: ECC Building Addition

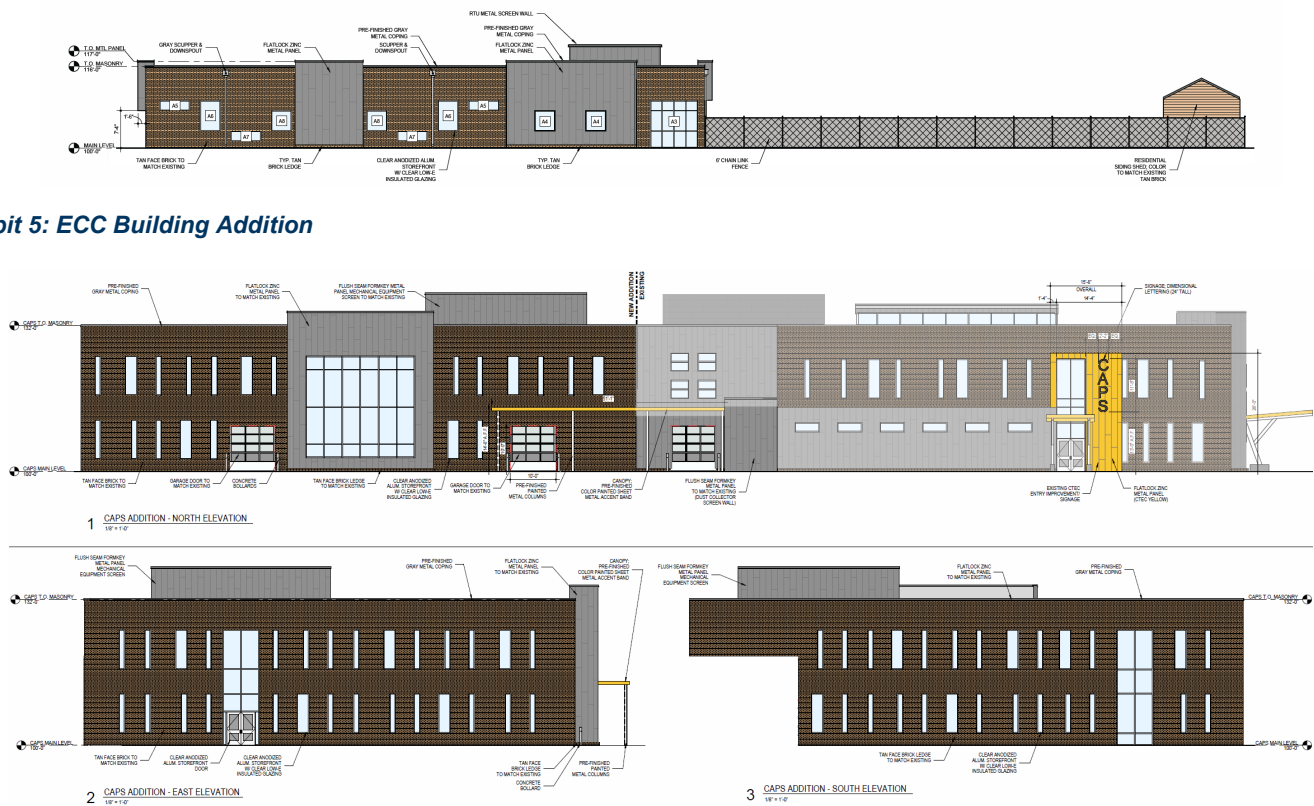


Exhibit 6: CAPS Building Addition

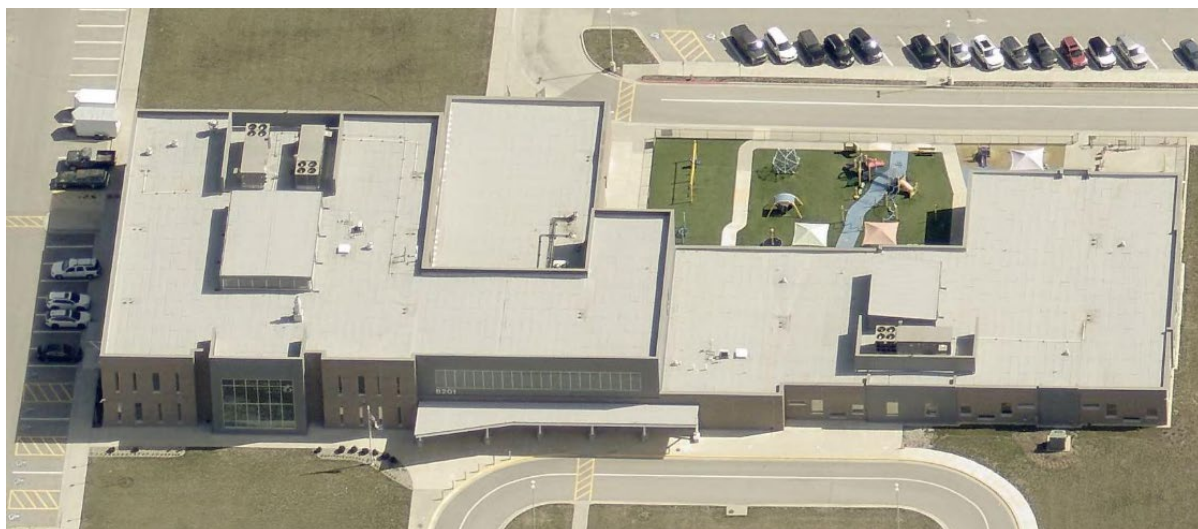


Exhibit 7: Existing Building

NEXT STEPS

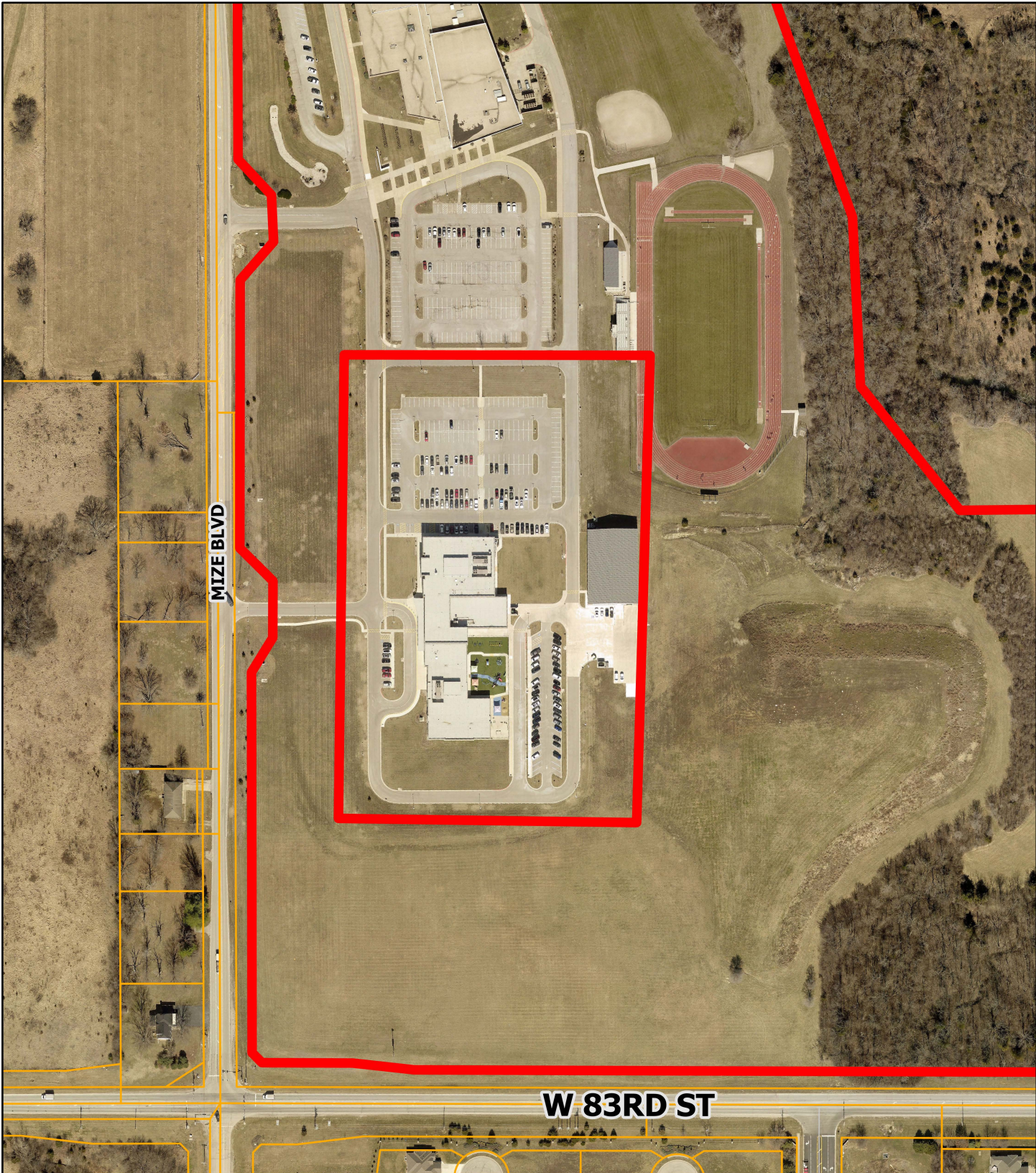
- The Planning Commission is the final authority for approval of this project.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant should inquire about additional City requirements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

RECOMMENDATION FROM PROFESSIONAL STAFF

- ★ **Staff recommends approval of the proposed revised final plan for Cedar Trails Exploration Center Early Childhood Center and Center for Advanced Professional Studies Building Additions.**
 - The applicant is proposing two additions to the existing USD 232 Cedar Trails Exploration Center, totaling 22,718 SF.
 - The project conforms to the Comprehensive Plan, complies with zoning and subdivision regulations, and provides appropriate utility, stormwater, and site design.
 - The project is consistent with Lenexa's goals through **Strategic Community Investment** to create **Vibrant Neighborhoods**.

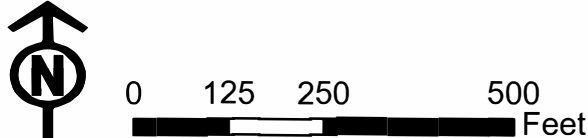
FINAL PLAN

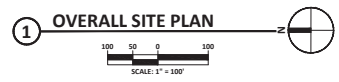
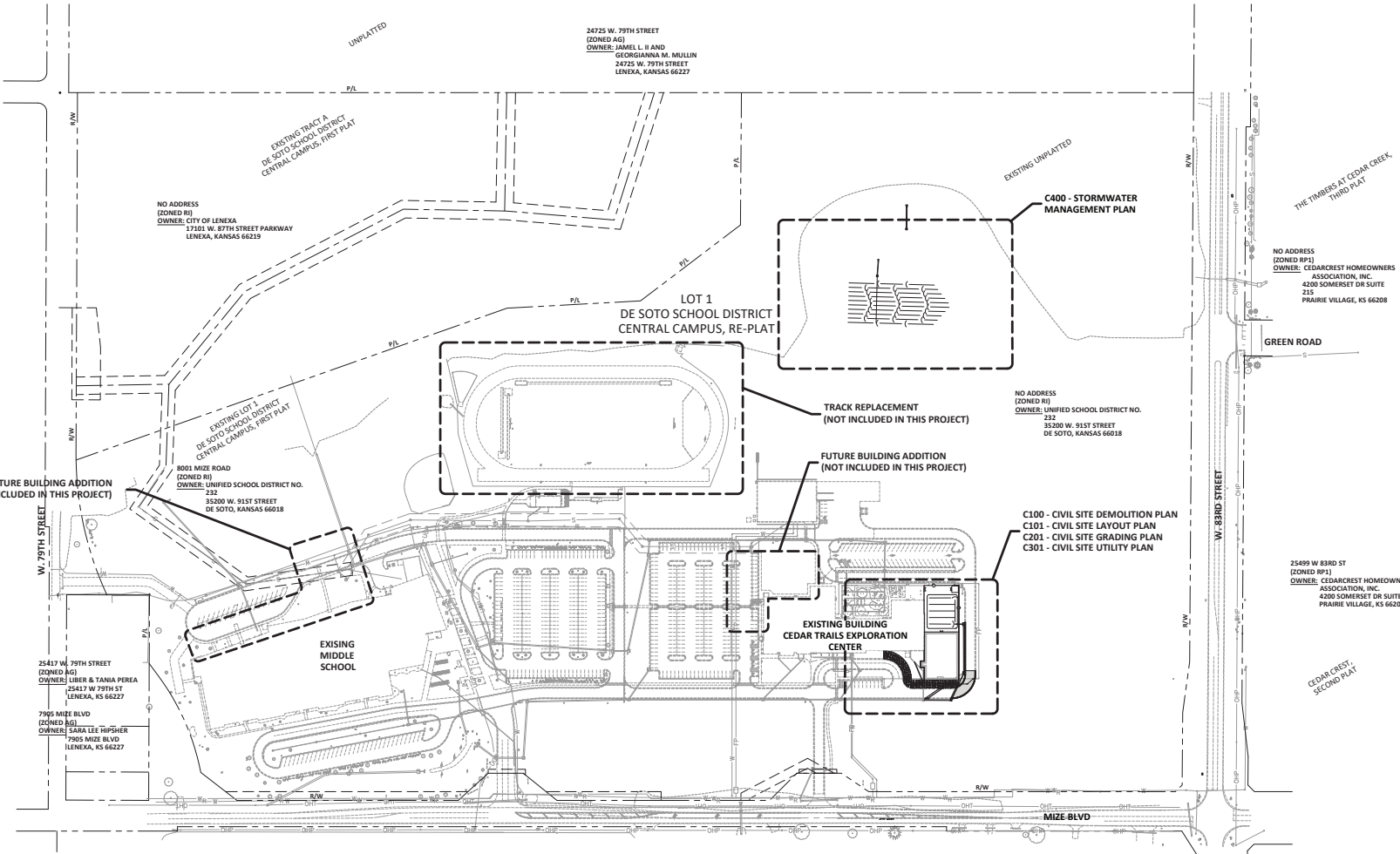
Staff recommends **APPROVAL** of the revised final plan for PL26-03FR – **Cedar Trails Exploration Center Building Addition** at 8201 Mize Boulevard, for a school, elementary and secondary, use.



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

Cedar Trails Exploration Center ECC and CAPS Addition





1 OVERALL SITE PLAN

7824 GREEN ST
(ZONED AG)
OWNER: PRESERVE AT CLEAR CREEK
HOMES ASSOCIATION (TH4)
1901 W 47TH PL # 104
WESTWOOD, KS 66205

25080 W 79TH ST
(ZONED AG)
OWNER: MICHAEL C & JEANIE L. ROCK
25080 W 79TH ST
SHAWNEE, KS 66227

25230 W 79TH ST
(ZONED AG)
OWNER: RYAN J & SHELBY L WARD
24205 W 79TH ST
SHAWNEE, KS 66227

25270 W 79TH ST
(ZONED AG)
OWNER: NATHAN J & ALISA FISER
21203 W 57TH TER
SHAWNEE, KANSAS 66218

25310 W 79TH STREET
(ZONED AG)
OWNER: PHILLIP A VAN HOET
25310 W 79TH ST
SHAWNEE, KANSAS 66227

25417 W 79TH STREET
(ZONED AG)
OWNERS: LIBER & TANIA PEREA
25417 W 79TH ST
LENEKA, KS 66227

7995 MIZE BLVD
(ZONED R3)
OWNER: SARA LEE HIPSHER
7905 MIZE BLVD
LENEKA, KS 66227

25450 W 79TH STREET
(ZONED AG)
OWNER: SHERRY L. BELL
25450 W 79TH ST
SHAWNEE, KANSAS 66227

NO ADDRESS
(ZONED R)
OWNER: CITY OF LENEKA
17101 W. 87TH STREET PARKWAY
LENEKA, KANSAS 66219

EXISTING LOT 1
DE SOTO SCHOOL DISTRICT
CENTRAL CAMPUS, FIRST PLAT

8001 MIZE ROAD
(ZONED R)
OWNER: UNIFIED SCHOOL DISTRICT NO. 232
35200 W. 91ST STREET
DE SOTO, KANSAS 66018

NO ADDRESS
(ZONED RFP1P3)
OWNER: GREYHAWK DEVELOPMENT, LLC
12189 ALHAMBRA ST
LEAWOOD, KS 66209

NO ADDRESS
(ZONED R1)
OWNER: CITY OF LENEKA
17101 W 87TH ST PKWY
LENEKA, KS 66219

8170 MIZE BLVD
(ZONED R1)
OWNER: CITY OF LENEKA
17101 W 87TH ST PKWY
LENEKA, KS 66219

8190 MIZE BLVD
(R1)
OWNER: CITY OF LENEKA
17101 W 87TH ST PKWY
LENEKA, KS 66219

8210 MIZE BLVD
(ZONED R1)
OWNER: ALISON R. SCHMITT TRUST
7055 CLARE RD
SHAWNEE, KS 66226

NO ADDRESS
(ZONED R1)
OWNER: CITY OF LENEKA
17101 W 87TH ST PKWY
LENEKA, KS 66219

8244 MIZE BLVD
(ZONED R1)
OWNER: HOLMAN V. JR &
JO ANN EVANS
8250 MIZE BLVD
LENEKA, KS 66227

8250 MIZE BLVD
(ZONED R1)
OWNER: HOLMAN V. JR &
JO ANN EVANS
8250 MIZE BLVD
LENEKA, KS 66227

24725 W. 79TH STREET
(ZONED AG)
OWNER: JAMEL L. H. AND
GEORGINNA M. MULLIN
24725 W. 79TH STREET
LENEKA, KANSAS 66227

C400 - STORMWATER
MANAGEMENT PLAN

NO ADDRESS
(ZONED R1)
OWNER: UNIFIED SCHOOL DISTRICT NO. 232
35200 W. 91ST STREET
DE SOTO, KANSAS 66018

FUTURE BUILDING ADDITION
(NOT INCLUDED IN THIS PROJECT)

C100 - CIVIL SITE DEMOLITION PLAN
C101 - CIVIL SITE LAYOUT PLAN
C201 - CIVIL SITE GRADING PLAN
C301 - CIVIL SITE UTILITY PLAN

NO ADDRESS
(ZONED RP1)
OWNER: CEDARCREST HOMEOWNERS
ASSOCIATION, INC.
4200 SOMERSET DR SUITE
215
PRAIRIE VILLAGE, KS 66208

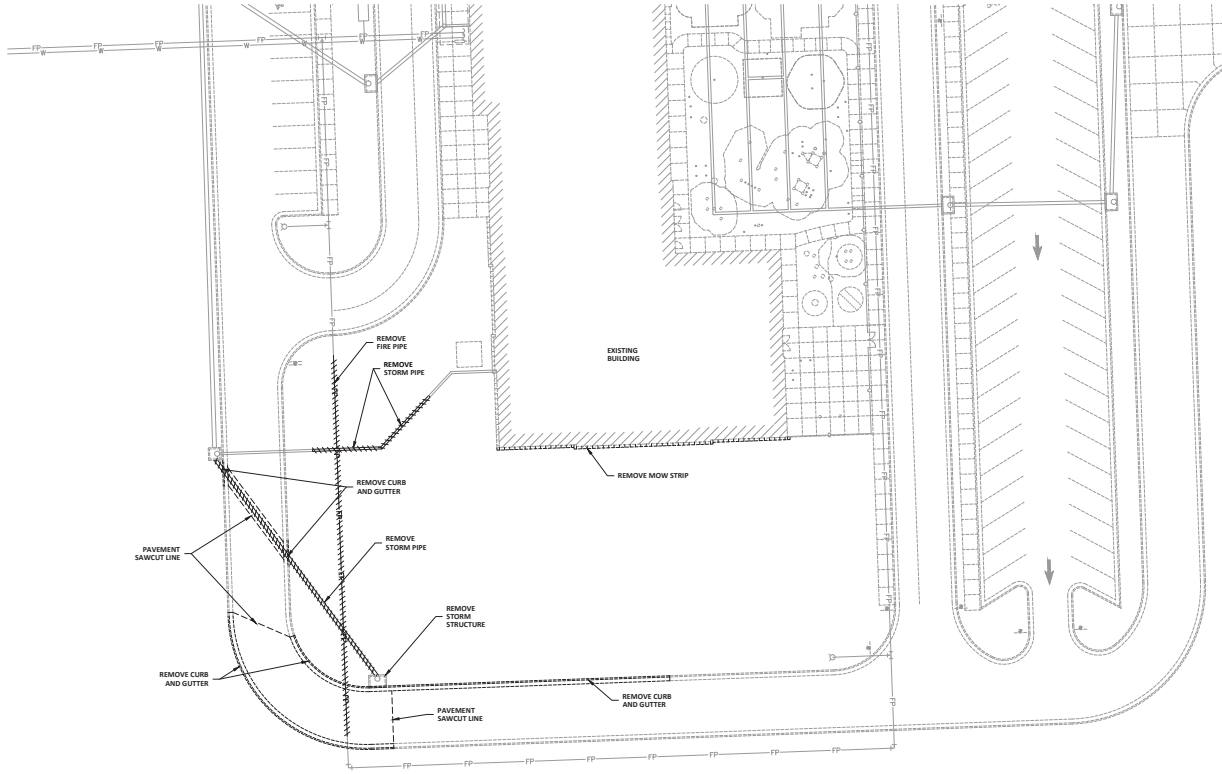
25499 W 83RD ST
(ZONED RP1)
OWNER: CEDARCREST HOMEOWNERS
ASSOCIATION, INC.
4200 SOMERSET DR SUITE 215
PRAIRIE VILLAGE, KS 66208

BUILDING INFORMATION	
BUILDING NAME	
SIZE	
EXISTING CTCC BUILDING:	40,972 SQ FT
PROPOSED BUILDING ADDITION	8670 SQ FT
PREVIOUS PROJECT	56,666 SQ FT (INCLUDING FUTURE BUILDING ADDITIONS)

PARKING CALCULATIONS			
PARKING BY USE	PARKING RATIO	EXISTING USAGE	PARKING REQUIRED
EXISTING EDUCATIONAL (ELEMENTARY SCHOOL):	1/CLASSROOM	11 CLASSROOMS	11
EXISTING EDUCATIONAL (HIGH SCHOOL):	0.5/STUDENT	300 STUDENTS	150
EXISTING EDUCATIONAL (ELEMENTARY & HIGH SCHOOL):	1/EMPLOYEE	70 EMPLOYEE	70
EXISTING WAREHOUSING:	1/1500 SQ FT	12,000 SQ FT	8
PROPOSED EDUCATIONAL (ELEMENTARY SCHOOL):	1/CLASSROOM	4 CLASSROOMS	4
TOTAL REQUIRED PARKING:			243
TOTAL PROPOSED PARKING:			230
(281 REGULAR SPACES, 9 ADA SPACES)			

*INFORMATION BELOW REFLECTS LAND USE FOLLOWING
REPLATTING BOTH USD PROPERTIES INTO SINGLE LOT

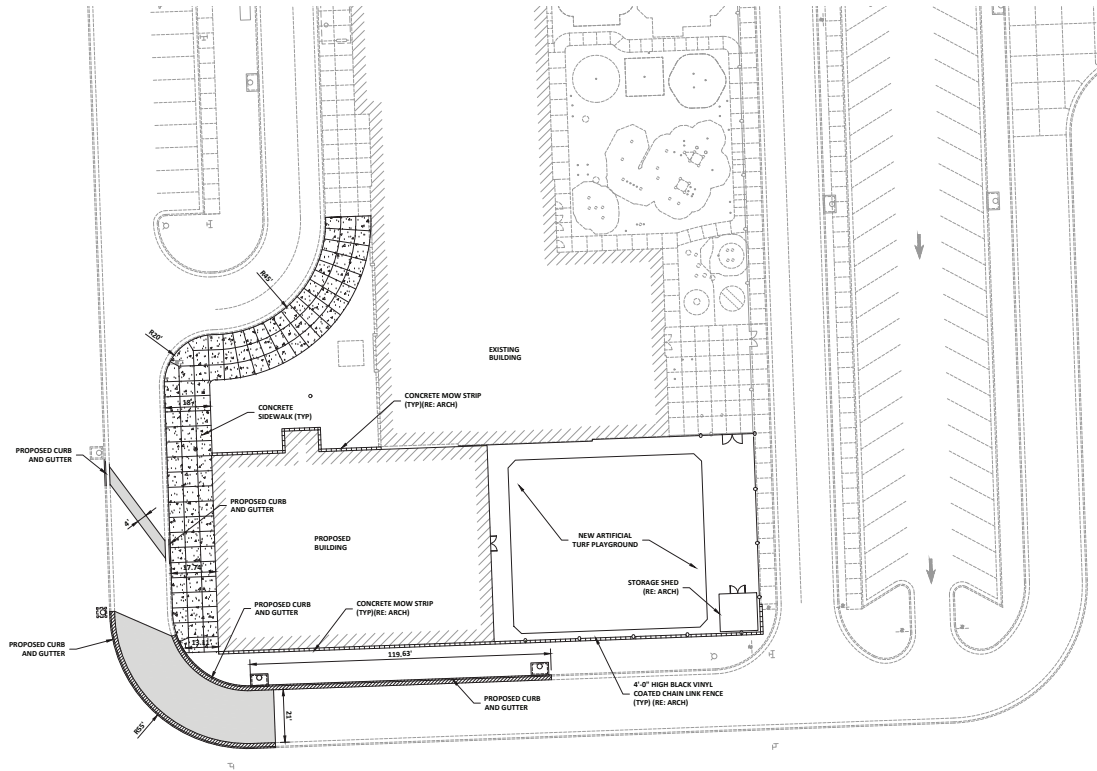
DEVELOPMENT PLAN INFORMATION*	
PROPERTY SIZE:	70.39 ACRES
TOTAL LOT COVERAGE (BUILDINGS & PAVEMENTS):	15.35 ACRES
TOTAL OPEN SPACE:	55.04 ACRES
OPEN SPACE PERCENTAGE:	78.15%



1 CIVIL SITE DEMOLITION PLAN

20 10 0 10 20
SCALE: 1" = 20'

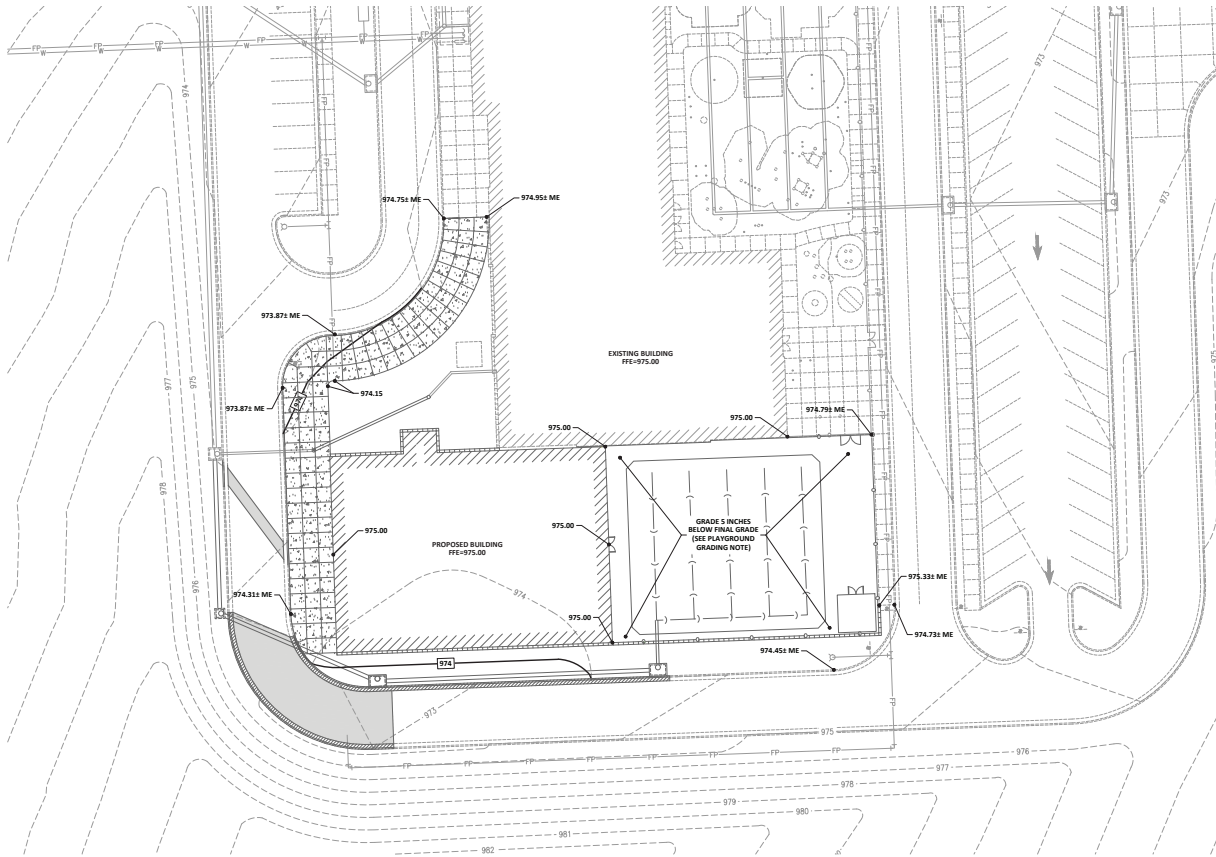
N



1 CIVIL SITE LAYOUT PLAN

20 10 0 20
SCALE: 1" = 20'

- PAVEMENT LEGEND**
- CONCRETE SIDEWALK
 - ASPHALT PAVEMENT (NORMAL DUTY)
- NOTES:**
1. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OR PAVEMENT, OR JOINT AS APPLICABLE.
 2. ALL DEFLECTION ANGLES ARE EITHER 90° OR 180° UNLESS OTHERWISE NOTED.
 3. ALL PARKING SPACE STRIPING IS TO BE 4" WHITE.
 4. ALL CROSSWALK PAVEMENT MARKINGS ARE TO BE 4" YELLOW WITH A 45° ANGLE TO THE DIRECTION OF VEHICLE TRAFFIC.



1 CIVIL SITE GRADING PLAN

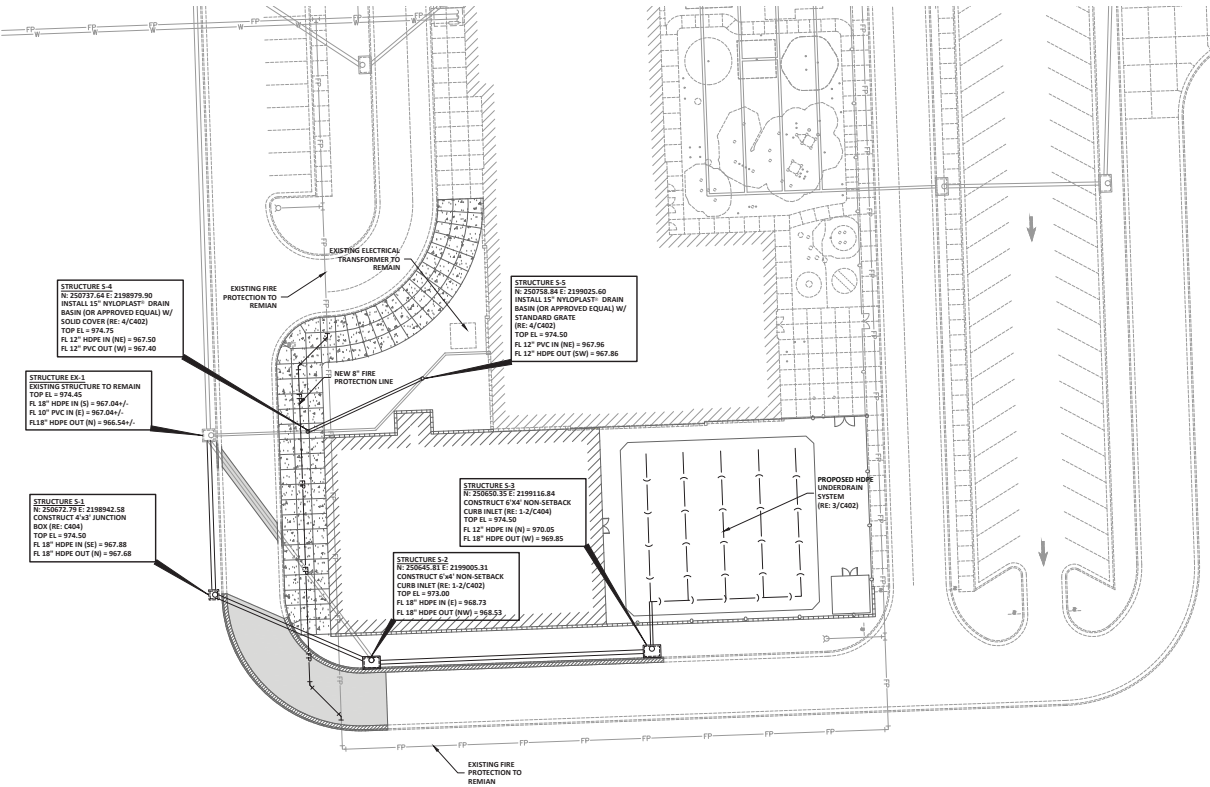
GRADING LEGEND

- XXXXXX TC - TOP OF CURB ELEVATION
- XXXXXX - SPOT ELEVATION
- XXXXXX LC - LIP OF CURB ELEVATION
- XXXXXX G - GUTTER ELEVATION
- XXXXXX ME - MATCH EXISTING ELEVATION
- XXXXXX TW - TOP OF WALL ELEVATION
- XXXXXX BW - BOTTOM OF WALL ELEVATION
- XXXXXX HP - HIGH POINT
- XXXXXX LP - LOW POINT
- XXXXXX TS - TOP OF STRUCTURE
- 2.5% - SLOPE
- X---X--- - PROPOSED CONTOUR
- - -X - - - - EXISTING CONTOUR
- - - - - - DRAINAGE PATH
- - - - - - RIDGE LINE

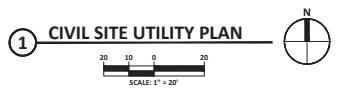
CURB LEGEND

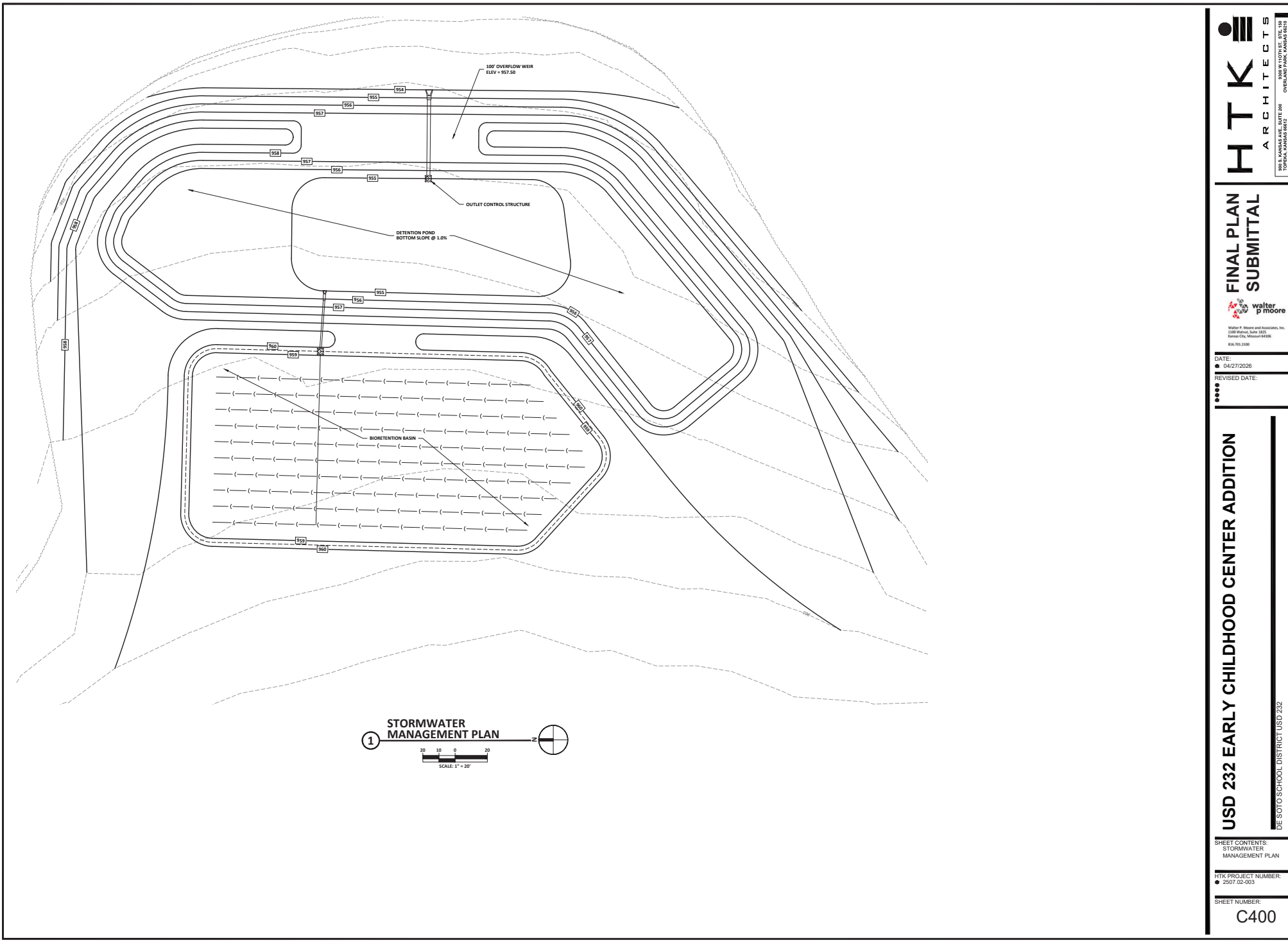
- - - - - - CITY OF LENEXA TYPE "6" DRY CURB & GUTTER
- ▨ - - - - - CITY OF LENEXA TYPE "8" CURB & GUTTER

PLAYGROUND GRADING NOTE:
 CONTRACTOR SHALL PROVIDE COMPACTED EARTHEN SURFACE WITHIN PLAYGROUND AREAS BELOW FINAL ELEVATIONS. REFER TO PLAN FOR SETPTG. LOWER ELEVATIONS IS TO ALLOW FOR SYNTHETIC SURFACE MATERIALS (TO BE INSTALLED BY OTHERS)



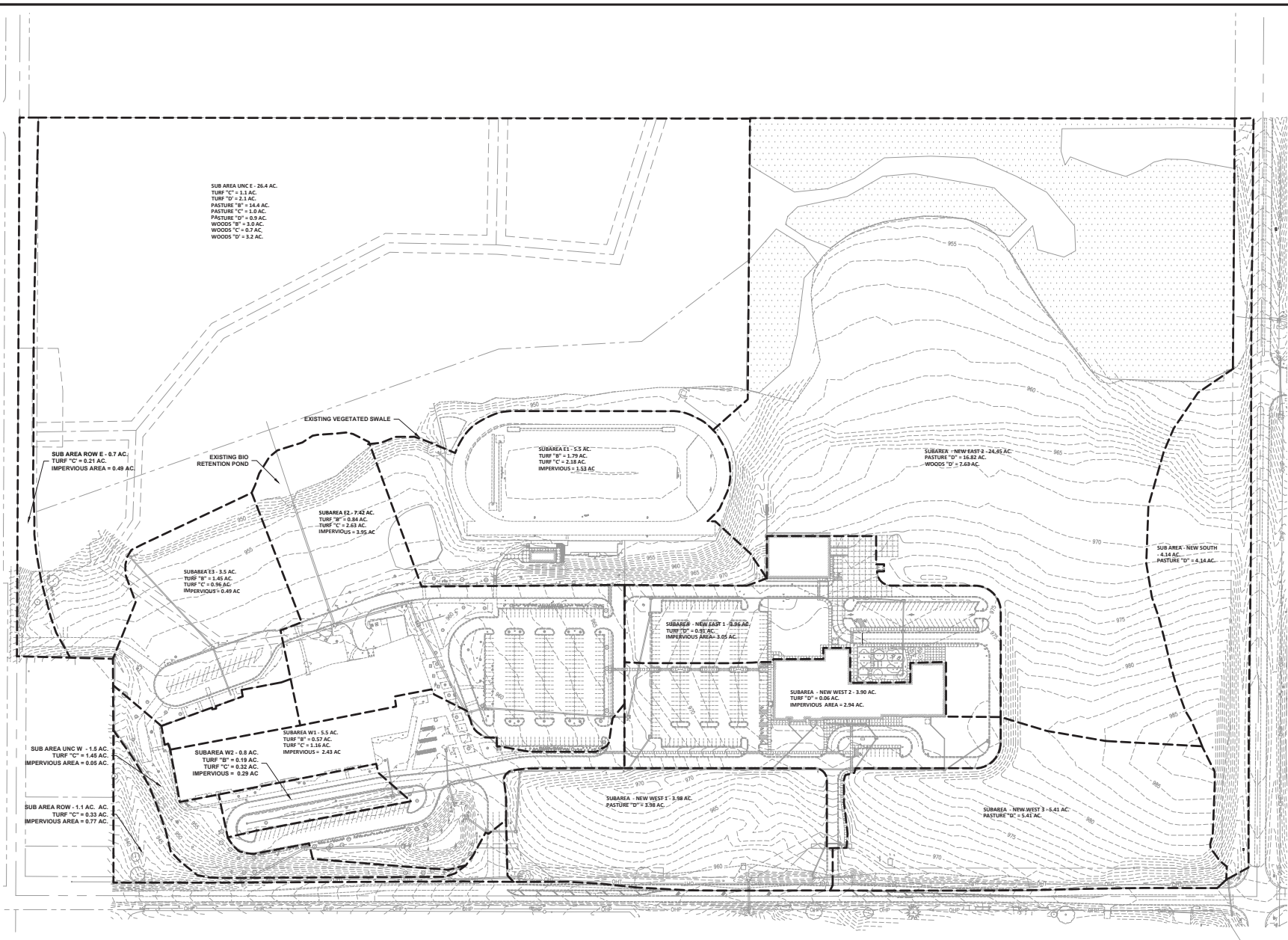
NOTES:
1. INSTALL DRAINAGE BLANKET UNDER ADJACENT PAVEMENT AT ALL CURB INLET LOCATIONS





1 STORMWATER MANAGEMENT PLAN

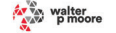
20 0 20
SCALE: 1" = 20'



1 EXISTING DRAINAGE AREA MAP

SCALE: 1" = 20'

**FINAL PLAN
SUBMITTAL**



Walter P. Moore and Associates, Inc.
1300 Walnut, Suite 1000
Kansas City, Missouri 64108
816.761.2100

DATE: 04/27/2026
REVISED DATE:

REVISIONS:

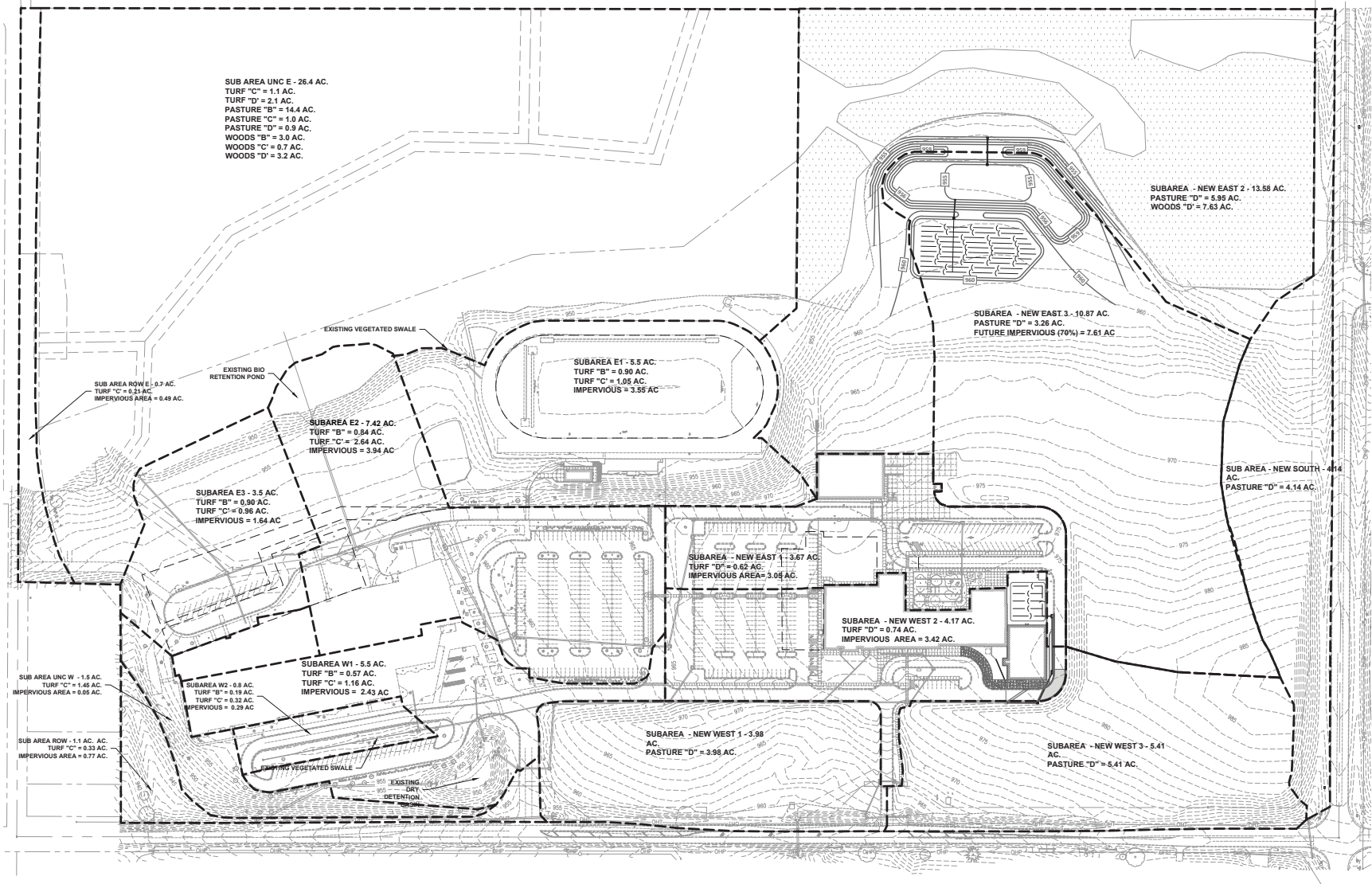
USD 232 EARLY CHILDHOOD CENTER ADDITION

DE SOTO SCHOOL DISTRICT USD 232
8201 Mizze Blvd., Lenexa, KS 66227

SHEET CONTENTS:
PROPOSED DRAINAGE
AREA MAP

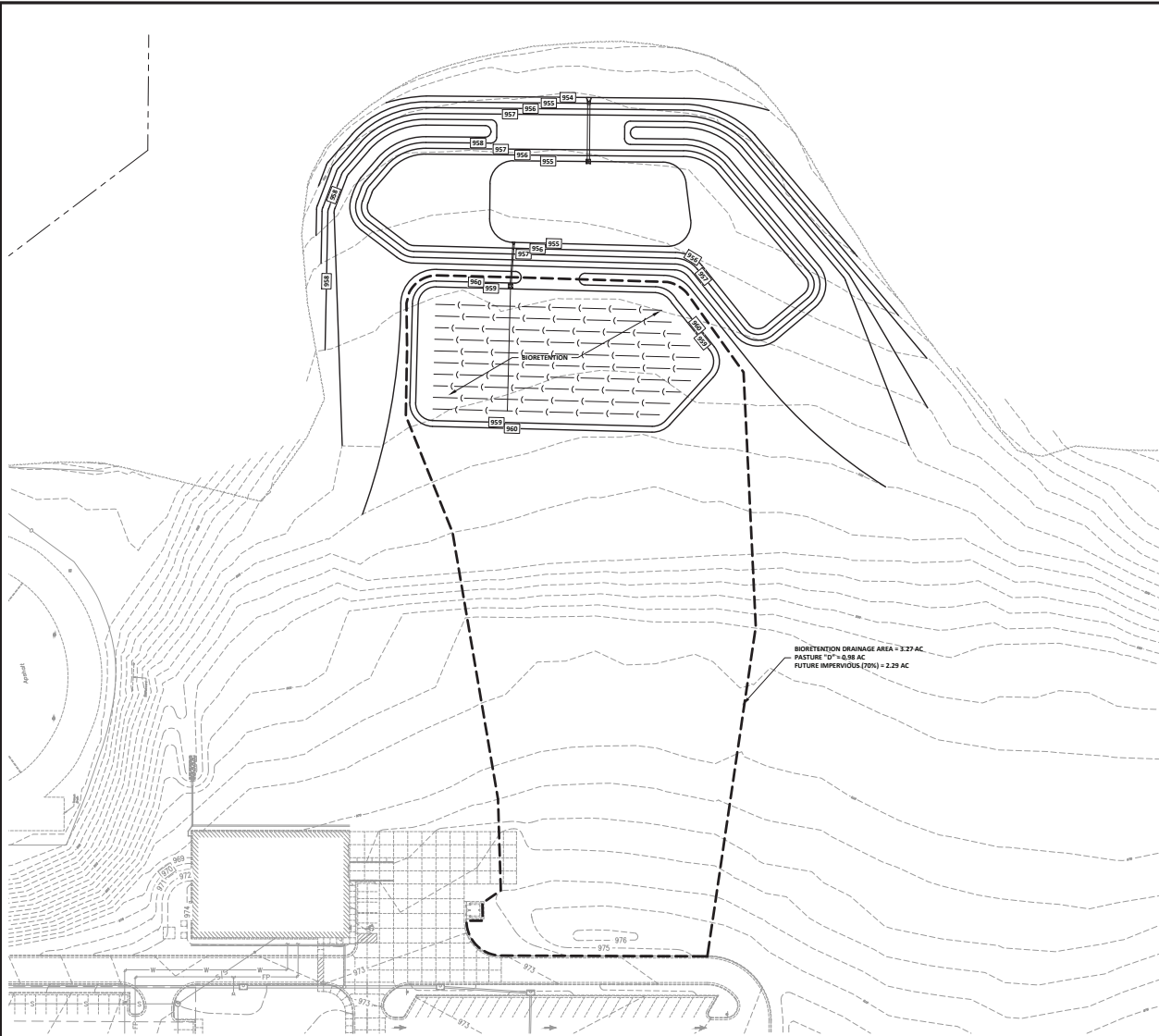
HTK PROJECT NUMBER:
2507.02-003

SHEET NUMBER:
C510



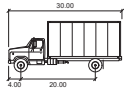
1 PROPOSED DRAINAGE AREA MAP

SCALE: 1" = 80'



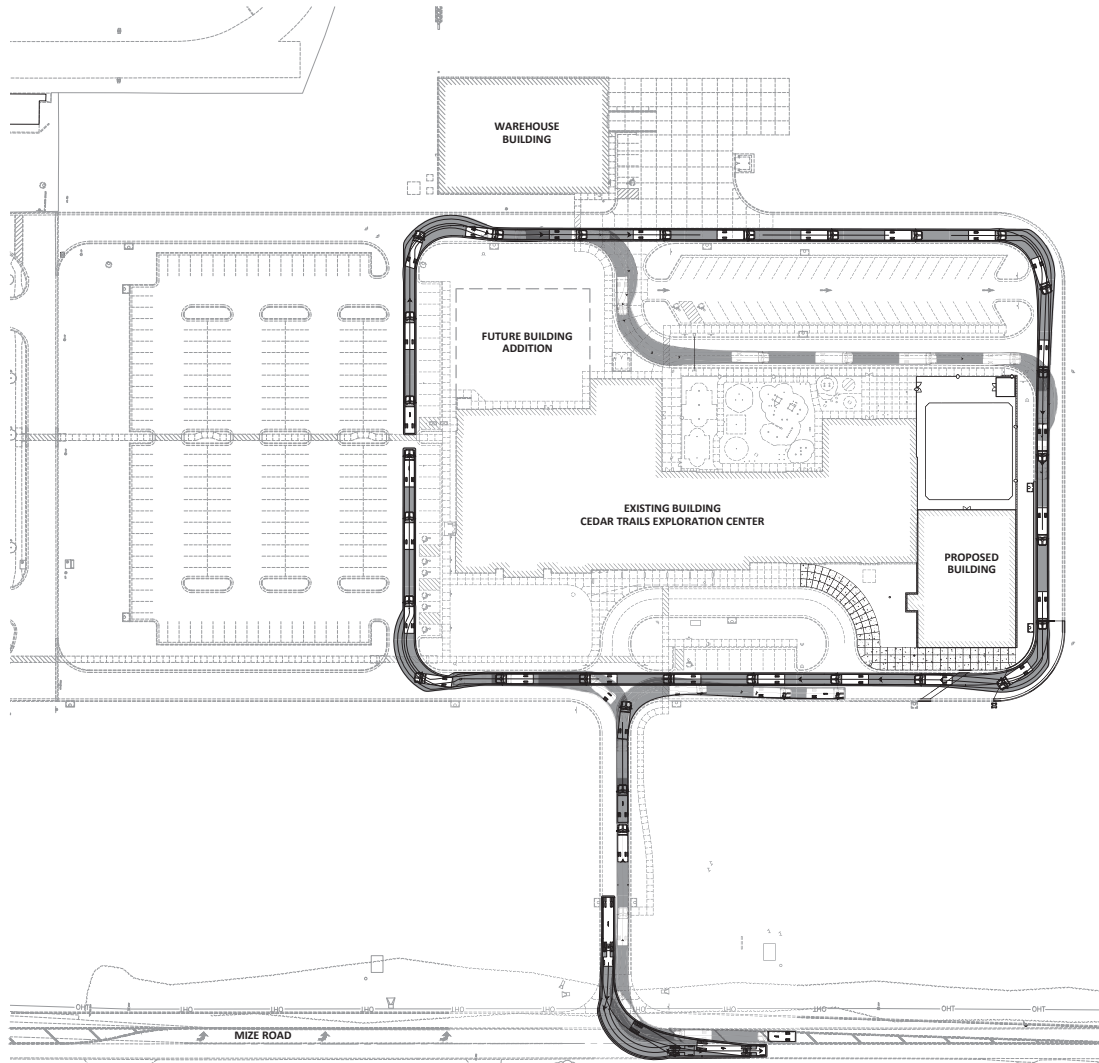
BIORETENTION DRAINAGE AREA = 3.27 AC.
 PASTURE "D" = 0.98 AC
 FUTURE IMPERVIOUS (20%) = 2.29 AC

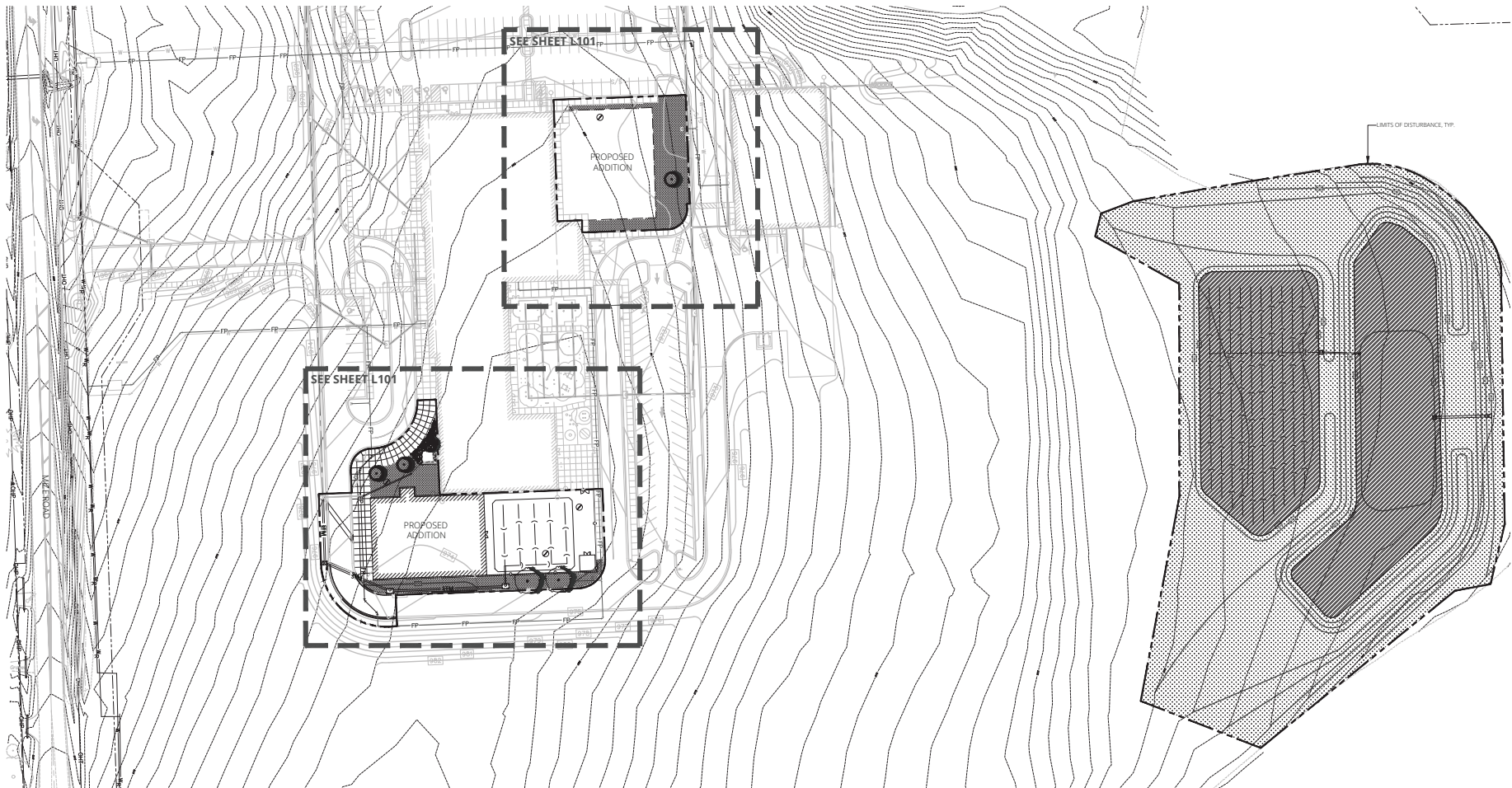
① BIORETENTION DRAINAGE AREA MAP
 SCALE: 1" = 40'



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 8.0
Steering Angle	: 31.8





1 LANDSCAPE PLAN
SCALE = 1" = 10'-0"

LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT KANSAS 811 AT 1-800-DIG-SAFE OR 811 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- ALL DISTURBED AREAS NOT PAVED OR COVERED BY BUILDINGS SHALL BE BROUGHT TO FINISH GRADE AND PLANTED WITH TURF OR OTHER APPROPRIATE GRASS AND COVERS.
- EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITIES METER BANKS AND COOLERS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- ALL TREE AND SHRUB BIRTS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MEET A 30% SOIL MIX WHICH MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE COMPONENTS WILL BE MIXED ON-SITE IN THE FOLLOWING RATION (BY MOST VOLUME): EXISTING SOIL, 65-70% TOPSOIL, 5% COMPOST, 25-30% AND COMPOST. 2% MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LAWNER BLOWER TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL. DO NOT OVER MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX.
- ALL TREES AND SHRUBS SHALL BE WELL FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
- APPLY A 3" LAYER OF DECORATIVE GRAVEL OVER NONWOVEN GEOTEXTILE FABRIC IN ALL PLANTING BEDS. APPLY A 3" LAYER OF SHREDED BARK MULCH IN ALL TREE BIRTS IN LAWN AREAS. MULCH SHOULD NOT COME IN CONTACT WITH PLANT TRUNKS OR STEMS.
- ALL PLANTING BEDS MUST BE SEPARATED FROM TURF AREAS WITH STEEL LANDSCAPE EDGING. INSTALL "BORDER KING STEEL LANDSCAPE EDGING" MANUFACTURED BY BORDER CONCEPTS, INC. OR APPROVED EQUAL.
- TURF SOIL SHALL BE CERTIFIED TURF GRASS SOIL COMPLYING WITH TURFGRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURFGRASS SOILS". SOIL SHALL BE TURF-TYPE TALL FESCUE HARVESTED FROM A SOIL BANK LOCATED WITHIN 100 MILES OF THE PROJECT SITE. SOILS SHALL BE WELL ROOTED, 2-YEAR OLD STOCK HARVESTED IN ROLLS AND FERTILIZED 3 WEEKS PRIOR TO CUTTING. ALL SOIL SHALL BE MACHINE CUT AND VIGOROUSLY OGDING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.

- CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. CONTRACTOR SHALL PROVIDE ONE OF THE FOLLOWING PRODUCTS OR APPROVED EQUAL: "ROBOTECH GREEN" MANUFACTURED BY DEER HOOT PARTNERS, LP, OR "LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.
- NATIVE WETLAND SEED MIX SHALL CONSIST OF THE MIXED WETLAND TOLERANT PLANT SEED OF A MINIMUM OF TWENTY (20) LOCAL NATIVE SPECIES AS LISTED ON SHEET L101. PROVIDE "ALL STAR SNOW WETLAND MIX" BY STAR SEED, INC. OR APPROVED EQUAL. CONTACT STAR SEED BY PHONE: (800) 782-7311, FAX: (785) 346-2479, OR THEIR WEBSITE: WWW.GOSTARSEED.COM. BROADCAST SEED MIX MECHANICALLY OR HYDROBROADCAST PER NUMBER DIRECTIONS. SOW EVENLY ACROSS THE SITE IN TWO DIRECTIONS PERPENDICULAR TO ONE ANOTHER AT A RATE NOT LESS THAN 20 POUNDS PURE LIVE SEED (PLS) PER ACRE SEED MIX INSTALLATION SHALL OCCUR EITHER BETWEEN THE DATES OF NOVEMBER 1 AND FEBRUARY 28 OR APRIL 1 AND JUNE 15. COORDINATE INSTALLATION OF SEED MIX WITH THE EROSION CONTROL CONTRACTOR.
- REMOVE ALL RUBBISH EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR MACHINERY EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANTS NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROFESSIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST FURNISHING FAVORABLE SEASONAL PLANTING CONDITIONS.
- ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICIAL OR DESIGNER.
- THE PROPERTY OWNER WILL MAINTAIN THE LANDSCAPE AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT, AND ORDERLY APPEARANCE. THIS MAINTENANCE MUST INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING, OR OTHER MAINTENANCE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.

PLANT SCHEDULE

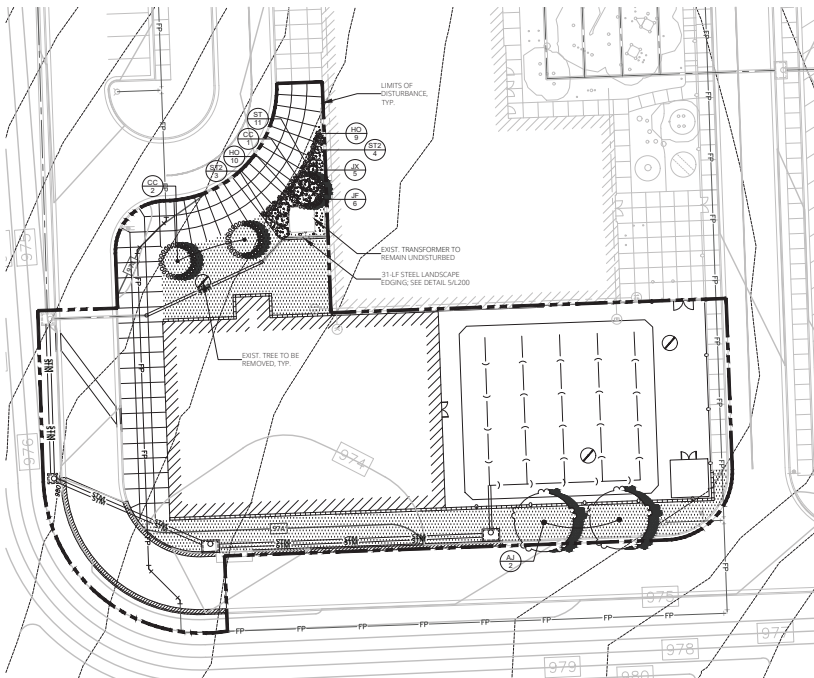
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
DECIDUOUS TREES						GRASSES & PERENNIALS					
	AJ	2	JOHN PAIR SUGAR MAPLE / ACER SACCHARUM 'JOHN PAIR'	8 B B	2.5'CAL		HO	19	STELLA DE ORO DAYLILY / HEMEROCALLIS X 'STELLA DE ORO'	#2	
	CC	4	EASTERN REDBUD / CERCIS CANADENSIS	8 B B	2'CAL		ST	11	TARA PRAIRIE DROPSIDE / SPOROBOLUS HETEROLEPIS 'TARA'	#2	
ORNAMENTAL TREES						GROUND COVERS					
	CC	4	EASTERN REDBUD / CERCIS CANADENSIS	8 B B	2'CAL		DR	621 SF	1-3" MISSOURI RAINBOW ROCK / DECORATIVE ROCK MULCH	MULCH	
	ST2	7	WHITE FROST™ BIRCHLEAF SPIREA / SPIRAEA BETULIFOLIA 'TUF'	#5			TS	99,362 SF	DROUGHT TOLERANT FESCUE BLEND / TURF SEED	SEED	
EVERGREEN SHRUBS						TURF SOIL					
	JF	6	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	#5			NV	55,893 SF	NATIVE VEGETATION SEED MIX / WET PRAIRIE MIX	SEED	
	JX	5	GREY OWL JUNIPER / JUNIPERUS X GREY OWL™	#5							



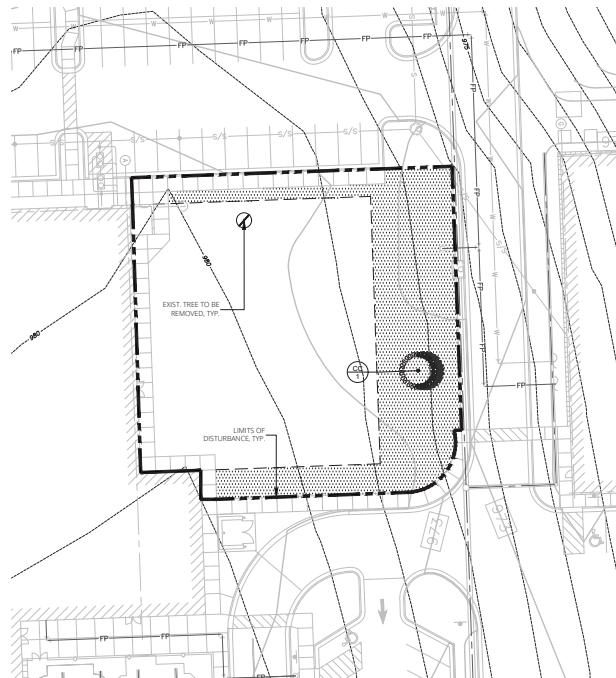
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REVISED DATE:

CEDAR TRAILS EXPLORATION CENTER
DESOTO SCHOOL DISTRICT USD 232
83rd and Mize Road, Lenexa, KS 66227

SHEET CONTENTS
LANDSCAPE PLAN
HTK PROJECT NUMBER: 2507-12-002
SHEET NUMBER: L100
NOT FOR CONSTRUCTION



1 | SOUTHWEST ENLARGEMENT PLAN
SCALE = 1" = 20'



1 | NORTHEAST ENLARGEMENT PLAN
SCALE = 1" = 20'



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
DECIDUOUS TREES					
	AJ	2	JOHN PAIR SUGAR MAPLE / ACER SACCHARUM 'JOHN PAIR'	8 & B	2.5" CAL
ORNAMENTAL TREES					
	OC	4	EASTERN REDBUD / CERCOIS CANADENSIS	8 & B	2" CAL
SYMBOL CODE QTY COMMON / BOTANICAL NAME CONT					
DECIDUOUS SHRUBS					
	ST2	7	WHITE FROST™ BIRCH-LEAF SPIREA / SPIRAEA BETULIFOLIA 'TOR'	#5	
EVERGREEN SHRUBS					
	JF	6	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	#5	
	JX	5	GREY OWL JUNIPER / JUNIPERUS X 'GREY OWL'	#5	
GRASSES & PERENNIALS					
	HO	19	STELLA DE ORO DAYLILY / HEMEROCALLIS X 'STELLA DE ORO'	#2	
	ST	11	TARA PRAIRIE DROPSEED / SPOROBOLLUS HETEROLEPIS 'TARA'	#2	
SYMBOL CODE QTY COMMON / BOTANICAL NAME CONT					
GROUND COVERS					
	DR	621 SF	1-1/2" MISSOURI RAINBOW ROCK / DECORATIVE ROCK MULCH	MULCH	
	TS	99,362 SF	DROUGHT TOLERANT FESCUE BLEND / TURF SEED	SEED	
	TF	10,049 SF	TURF SOD / TURF-TYPE TALL FESCUE	SOD	
	NV	55,893 SF	NATIVE VEGETATION SEED MIX / WET PRAIRIE MIX	SEED	

NATIVE VEGETATION SEED MIX

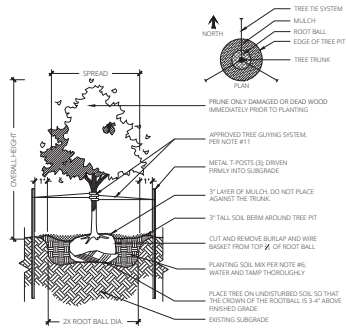
BOTANICAL NAME	COMMON NAME	% BULK WEIGHT
CAREX BICKNELLII	BICKNELL'S SEDGE	0.5%
JUNGLUS TORREII	TORREY RUSH	0.5%
CAREX BREVIFLOR	PLAINS OVAL SEDGE	1.0%
BOLTONIA ASTEROCIDES	FALSE ASTER	1.0%
SYMPHYTETRUM NODOS-ANGULUM	NEW ENGLAND ASTER	1.0%
EUPATORIUM PERFOROLATUM	BONESET	2.0%
VERONICA FASCICULATA	IRONWEED	2.0%
ASCLEPIAS INCARNATA	SWAMP MILKWEED	2.5%
JUNGLUS EFIFLUS	SOFT RUSH	2.5%
POLYGONUM PENNSYLANICUM	PENNSYLVANIA SMARTWEED	2.5%
SULPHUR PERFOROLATUM	CLIP PLANT	2.5%
SPERDTINA RECTINATA	PRAIRIE CORDGRASS	2.5%
SCRIPUS ATROVIRENS	DARK GREEN BLURUSH	3.0%
VERRENA HASTATA	BLUE VERBAN	3.0%
GLYCYRRHIZA STRIATA	FOWL MANNAGRASS	5.0%
HELIANTHUS HELIANTHOIDES	OXEYE SUNFLOWER	5.0%
ZIZA AUREA	GOLDEN ALEXANDERS	5.0%
CAREX NEBRASCENSIS	NEBRASKA SEDGE	7.5%
ECHNOCHOA MURICATE	BARNYARD GRASS	7.5%
BROMIUS CILIATUS	FRINGED BROME	10.0%
Poa ALLSTONIS	POW. BLUEGRASS	16.0%
CAREX VALLPINOIDEA	POW. SEDGE	17.5%
		100.0%



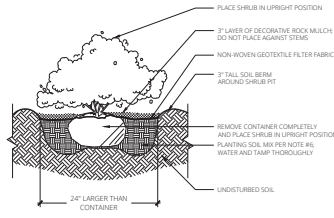
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REVISED DATE:

CEDAR TRAILS EXPLORATION CENTER
DESOTO SCHOOL DISTRICT USD 232
83rd and Mize Road, Lenexa, KS 66227

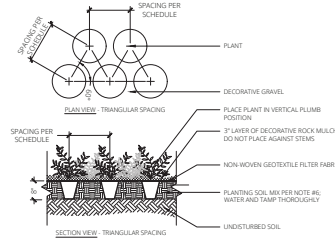
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2507-02-002
SHEET NUMBER:
L101
NOT FOR CONSTRUCTION



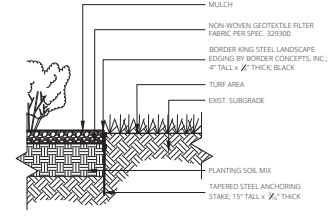
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2 SHRUB PLANTING
SCALE = 1/2" = 1'-0"



3 PERENNIAL PLANTING
SCALE = 1/2" = 1'-0"



4 STEEL LANDSCAPE EDGING
SCALE = 1" = 1'-0"



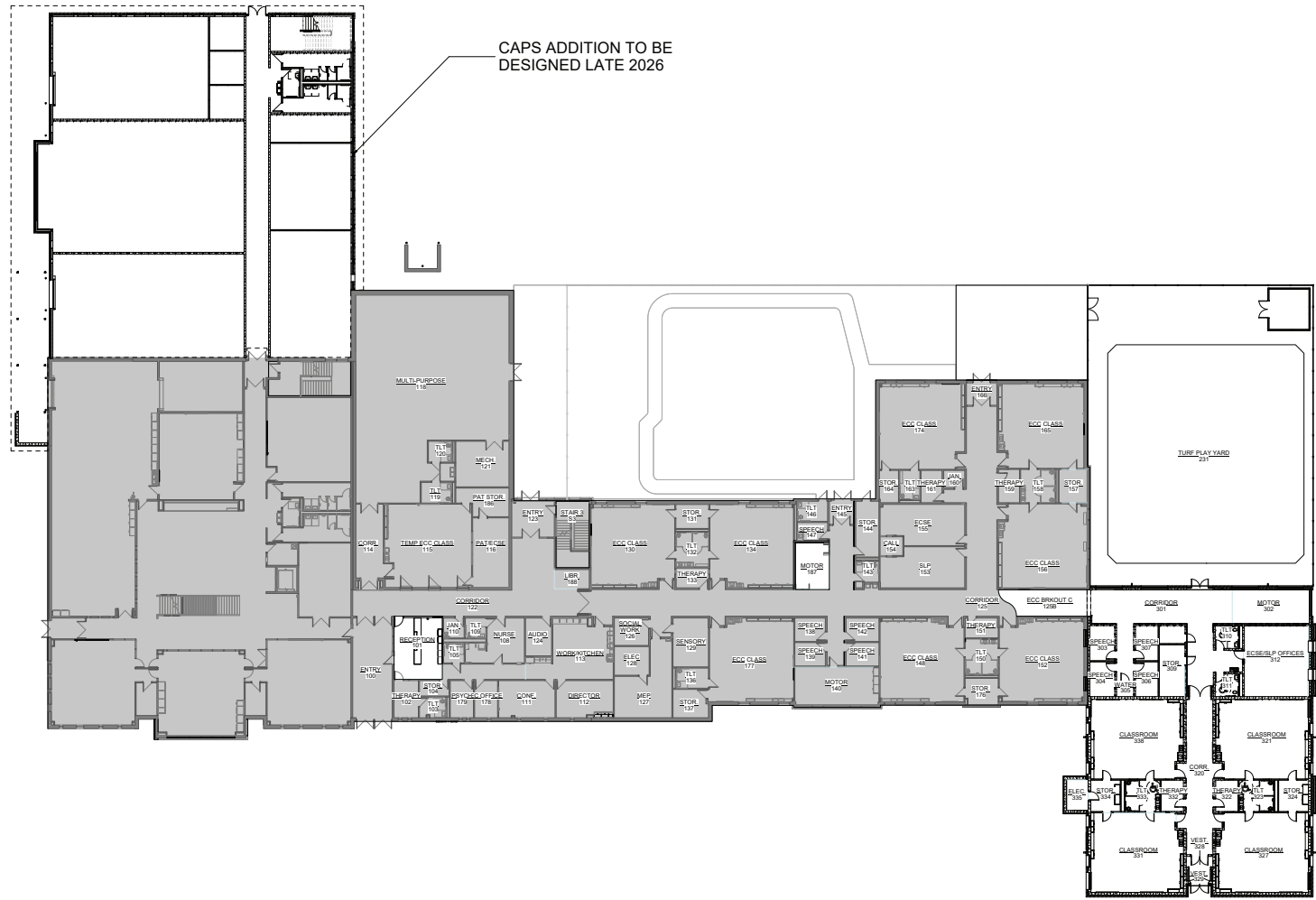
DATE: 04/20/2026
 REVISED DATE:

CEDAR TRAILS EXPLORATION CENTER

DESOTO SCHOOL DISTRICT USD 232
 83rd and Mize Road, Lenexa, KS 66227

SHEET CONTENTS:
 ● LANDSCAPE DETAILS
 HTK PROJECT NUMBER:
 ● 2507-02-002
 SHEET NUMBER:
L200
 NOT FOR CONSTRUCTION

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CAPS ADDITION TO BE DESIGNED LATE 2026

1 COMPOSITE FLOOR PLAN
1/8" = 1'-0"

- LEGEND
- EXISTING
 - NEW ADDITION AND RENOVATION

NOT FOR CONSTRUCTION
DATE: 05/20/2026
REVISED DATE:

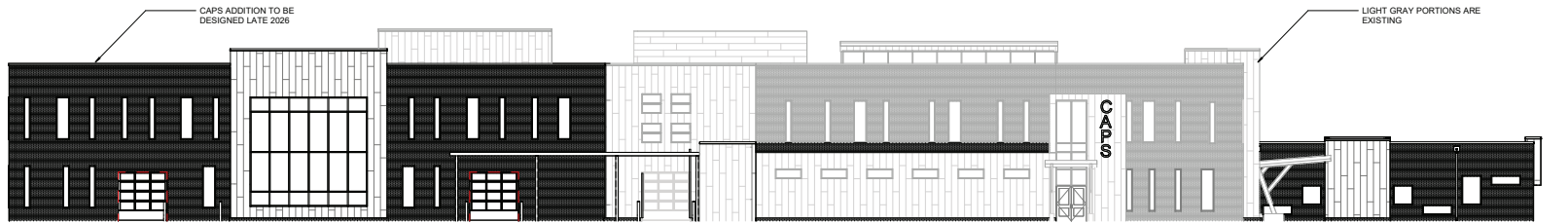
USD 232 EARLY CHILDHOOD CENTER ADDITION
CEDAR TRAILS ELEVATIONS

SHEET CONTENTS:
COMPOSITE FLOOR PLAN

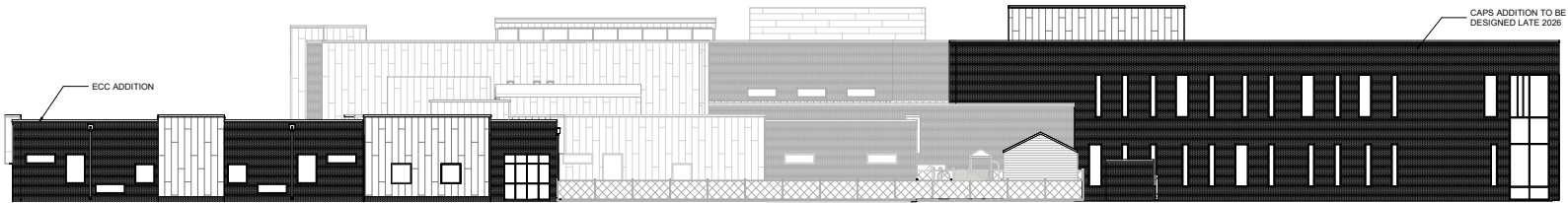
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2507.02-003

SHEET NUMBER:
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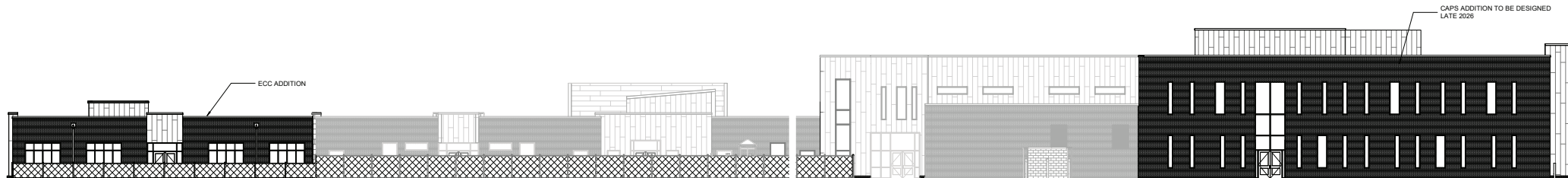
8201 Mize Blvd., Lenexa, KS 66227



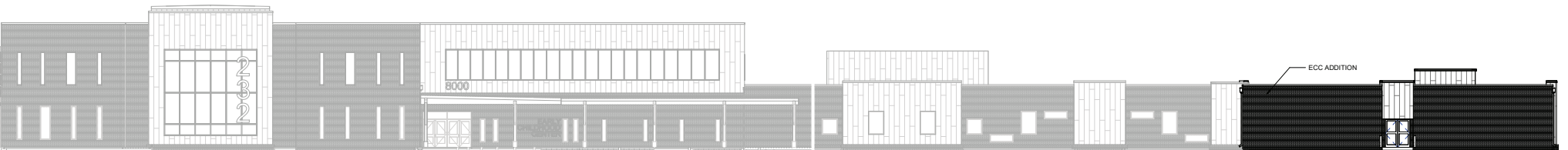
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2 DESIGN SOUTH ELEVATION
1" = 10'-0"



3 DESIGN EAST ELEVATION
1" = 10'-0"



4 DESIGN WEST ELEVATION
1" = 10'-0"

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1 CAPS ADDITION - NORTH ELEVATION
1/8" = 1'-0"

2 CAPS ADDITION - EAST ELEVATION
1/8" = 1'-0"

3 CAPS ADDITION - SOUTH ELEVATION
1/8" = 1'-0"

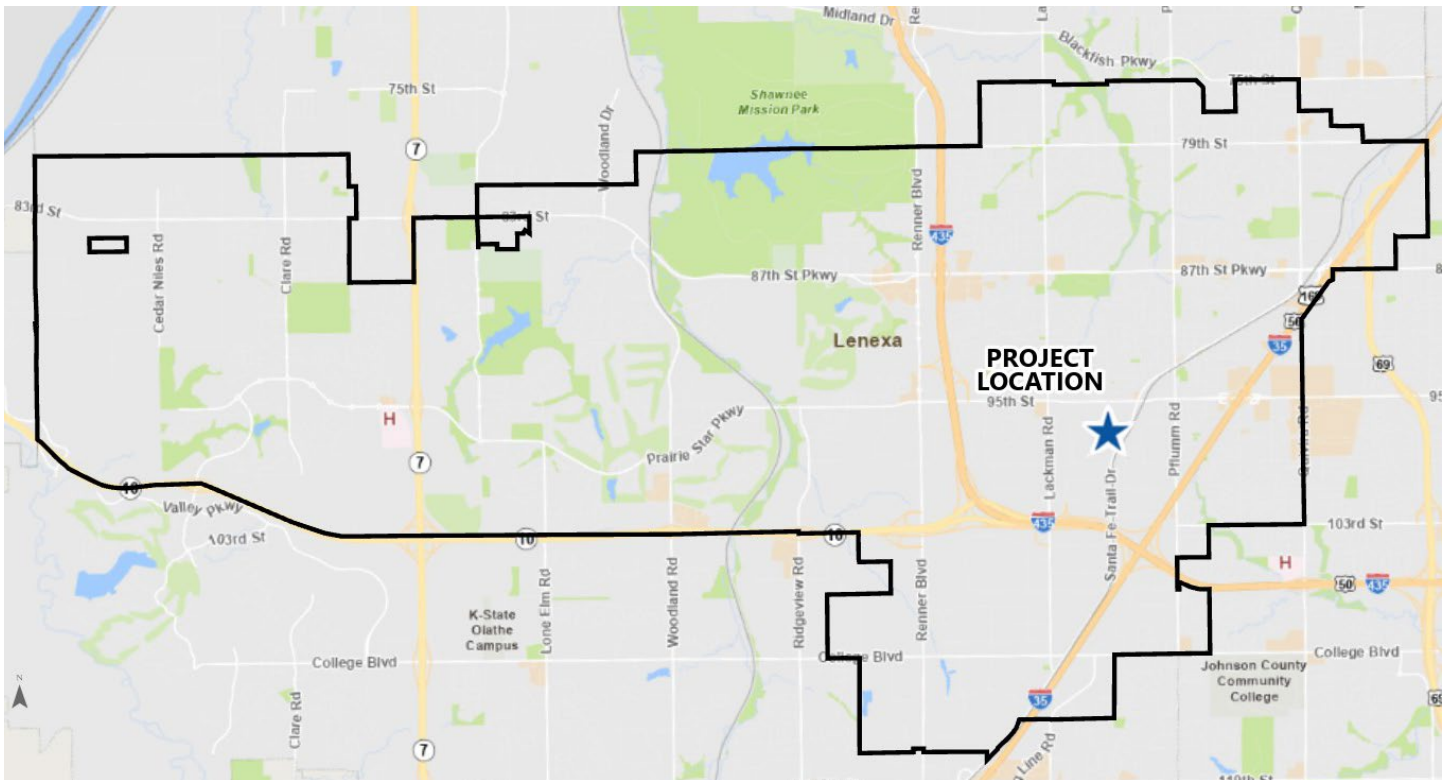
NOT FOR CONSTRUCTION
 DATE: 04/22/2026
 REVISED DATE:

•••••

DESOTO SCHOOL DISTRICT USD 232
 8201 Mize Blvd., Lenexa, KS 66227

ARRIVED OUTDOORS

Project #:	PL26-04F	Location:	14144 Santa Fe Trail Drive
Applicant:	Andrea Lemken, Renaissance Infrastructure Consultants	Project Type:	Final Plan
Staff Planner:	Dave Dalecky	Proposed Use:	Club or lodge



PROJECT SUMMARY

The applicant requests approval of a final plan for a Club or lodge use known as Arrived Outdoors located at 14144 Santa Fe Trail Drive. The plan includes a 1,491 square foot building addition and modifications to the parking lot. The final plan includes a request for deferred parking of 27 parking spaces, which requires approval by the Planning Commission. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

This site is a 2.3-acre site with an existing building and parking area located at 14144 Santa Fe Trail Drive. The existing building was constructed in the mid-1980’s as a warehouse and office building. The site is zoned BP-2, Planned Manufacturing District. A Club or lodge use is allowed in the BP-2 Zoning District.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
2.3	13,785 (existing) <u>1,491 (new)</u> 15,276 (total)	BP-2	Business Park



Exhibit 1: Aerial Image of Subject Site.

SITE HISTORY

The property is an existing one-story office and warehouse building located at 14144 Santa Fe Trail Drive. The site is in a region of the City that is predominantly manufacturing and business park uses. This property has been used for similar uses since the building was constructed in the mid-1980's.

LAND USE REVIEW

The proposed use of the building is for a Club or lodge use known as Arrived Outdoors. According to the applicant, Arrived Outdoors is a hunting and outdoor adventure club currently located in Overland Park. The new location will include lounges, a great hall, game zone, golf simulator, meeting rooms, and offices. A Club or lodge use is an allowed use in the BP-2 Zoning District. The Comprehensive Plan's Future Land Use Map classifies this site as Business Park. The FLU classification and existing zoning are consistent with the proposed use.

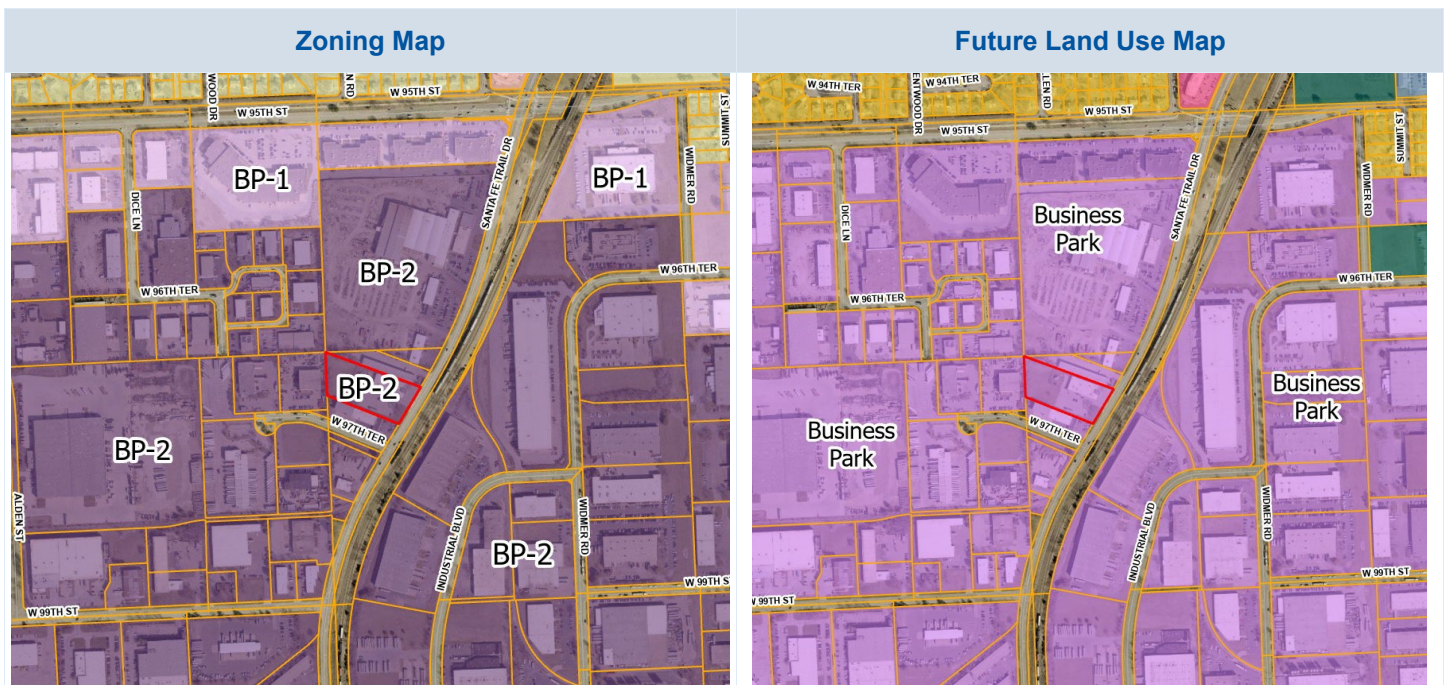


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Business Park	BP-2, Planned Manufacturing District	Office and Wholesale/ warehousing, limited
North	Business Park	BP-2, Planned Manufacturing District	Wholesale/ warehousing, limited
South	Business Park	BP-2, Planned Manufacturing District	Office and Maintenance services
East	Business Park	BP-2, Planned Manufacturing District	Wholesale/ warehousing, general
West	Business Park	BP-2, Planned Manufacturing District	Office, Construction sales and service, general, Wholesale/ warehousing, general, and Vehicle and equipment repair

FINAL PLAN REVIEW

The proposed final plan is for the redevelopment of an existing office and warehouse building. The redevelopment includes a building addition, modifications to the parking area, and deferred parking for a Club or lodge use in an existing building located at 14144 Santa Fe Trail Drive. The existing building is a one-story office and warehouse building which is to be renovated for the new tenant that will occupy the building as a private club. The proposed addition is for 1,491 SF of additional floor area at the west end of the building. The addition will increase the total square feet of the building to 15,276 SF. The addition is one-story but will have a higher roofline than the existing building. The change to the roofline is an acceptable design feature. The existing building has elements of the façade which extend above the predominant roofline.

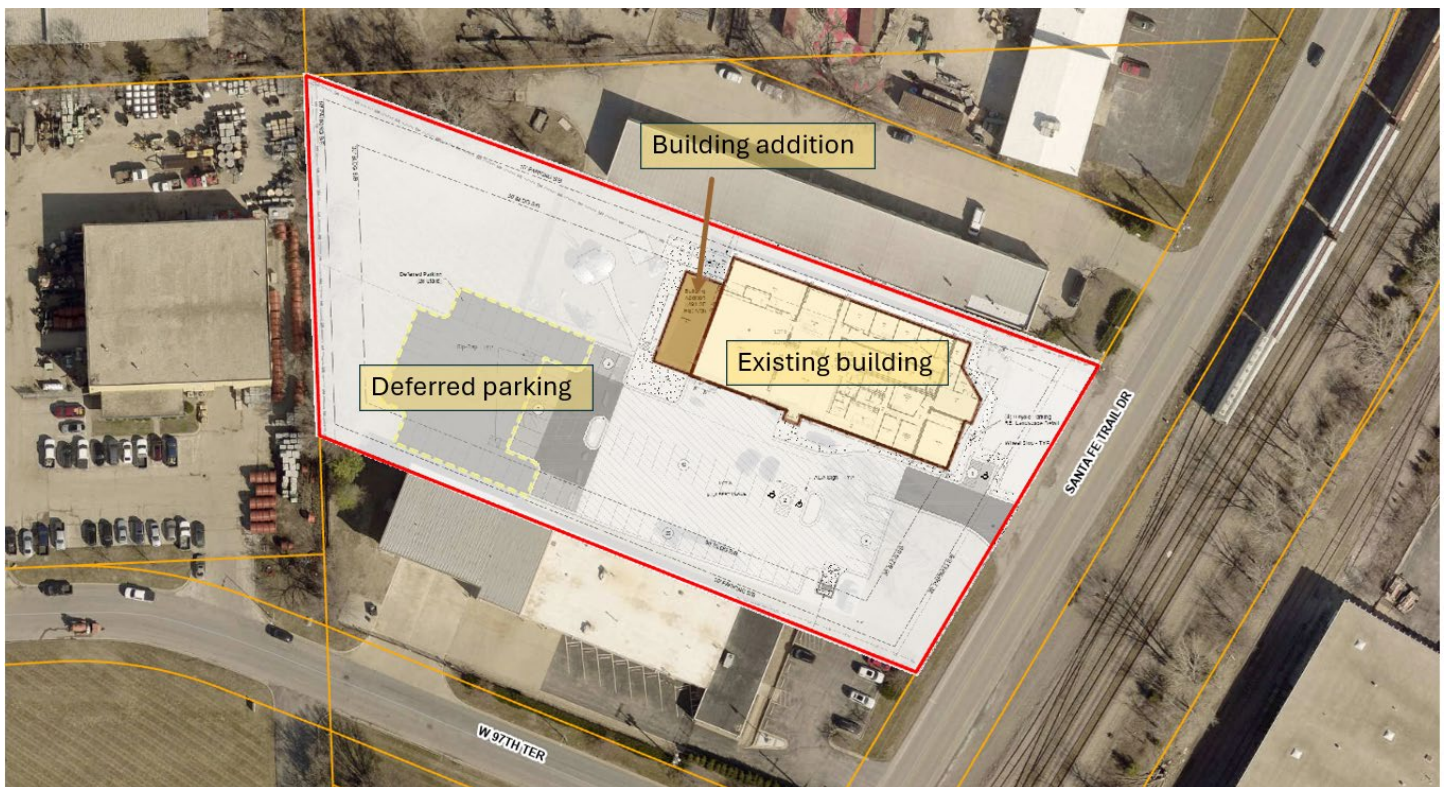


Exhibit 2. Site plan.

The parking area is currently an open asphalt lot without curbs and landscape islands on the south side of the site. The proposed modifications will expand the paved area, add raised curbs, and add islands to define drive aisles and the rows of parking spaces. The drive entrance on Santa Fe Trail Drive is modified to eliminate a wide “opening” onto the public street to a standard 28-foot-wide commercial drive entrance of one lane for ingress and one for egress. A parking area will be completely removed from the east side of the building, which will improve circulation and make access into and out of the site much safer for members, guests, and visitors to the site.

The modified parking area provides a total of 77 parking spaces; 27 spaces are proposed to be deferred. Per the applicant’s expectation for the demand for parking at peak time of use of the site, the deferred parking spaces are not required for the proposed use. The deferred parking will extend the existing lot further west into a lawn area at the rear part of the site. New sidewalks are installed from the parking area to the building entrances on all sides of the building. The main entrance is on the south side of the building.

DIMENSIONAL STANDARDS

The existing building is 10’ from the north property line. This is less than the required 30’ side yard setback requirement for the BP-2 Zoning District. The reduced setback is an existing nonconforming situation. All other dimensional requirements for the building and parking areas are compliant with the UDC dimensional requirements.

PUBLIC IMPROVEMENTS

A new driveway entrance will be constructed on Santa Fe Trail Drive. The new access will remove an existing wide paved space that is currently used to access a parking area on the east side of the building.

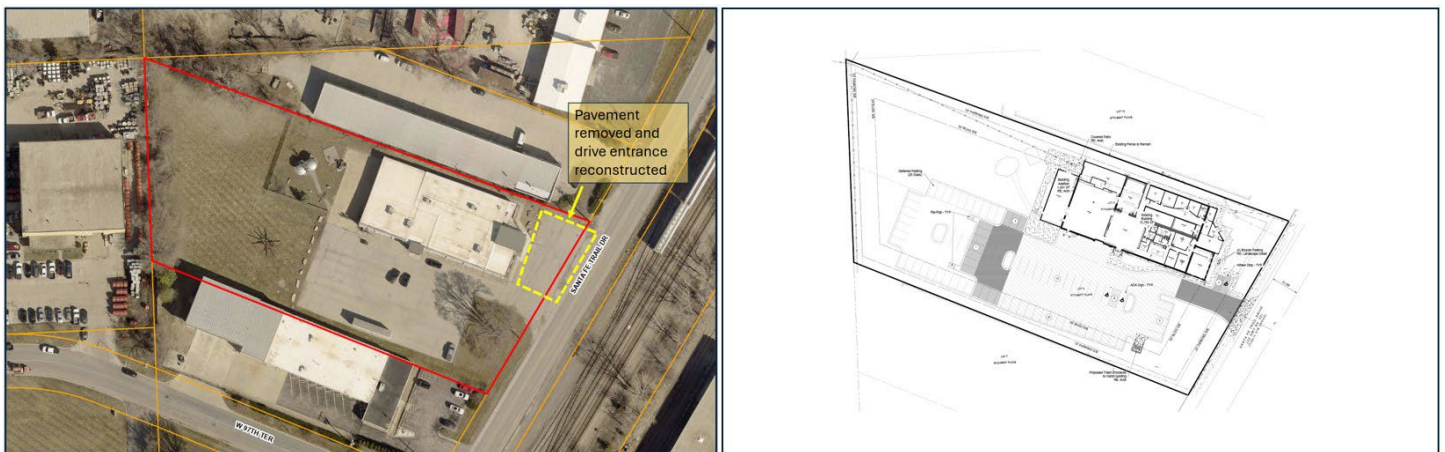


Exhibit 3: Current conditions and proposed plan (showing driveway reconstruction).

ACCESS, TRAFFIC, AND PARKING

As it exists today, the site has two parking areas, a paved area at the east side of the building and a paved area at the south side of the building. The parking space striping has worn from the pavement surface. The proposed plan indicates the parking area at the east side of the building will be removed and two parking spaces will be constructed along the new drive entrance into the site. The parking area at the south side of the building will be repaved, raised curb islands will be installed, and new striping will be applied. The new parking area will provide 50 spaces with the potential to expand to 77 parking spaces with future construction of deferred parking spaces. The site will provide the required minimum of 77 parking spaces. The Planning Commission must approve requests for deferred parking. Staff supports the applicant’s request for 27 deferred parking spaces.

TABLE 2: PARKING ANALYSIS

Use	Requirement	Required	Provided
Club or lodge	1 space per 200 square feet	77	50 spaces constructed 27 spaces deferred
TOTAL		77	77

FIRE PREVENTION

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

LIGHTING

The site will use building-mounted light fixtures to provide lighting for the parking area. Per [Section 4-1-C-4-I-7](#) of the UDC, light fixtures shall be a flat lensed nonadjustable type of light fixtures. The specific type of light fixtures will be reviewed with the submittal of a building permit for the project.

LANDSCAPING

The landscape plan shows new landscaping installed around the perimeter of the site and around the parking areas per the requirements of [Section 4-1-D-2-L and M](#) of the UDC. The site has an existing tree on the east side of the site which will be preserved and applied to the required landscaping.

ARCHITECTURE

The existing one-story building was previously renovated and clad with stucco and a stone wainscot. The addition to the west end of the building will use matching exterior finish materials to match the existing building. The addition will extend approximately 7' above the predominant roofline of the existing building. The existing building is approximately 16' tall with an approximately 24'-tall glass wall element on the east side of the building. The addition is proposed to be approximately 22' tall. The building height is well within the allowed maximum building height allowed for the BP-2 Zoning District of 45'. The change of the building height does not detract from the character of the building.

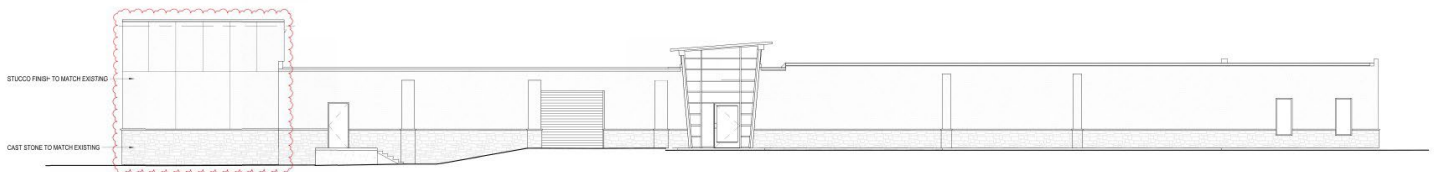


Exhibit 4: South elevation (addition outlined in red).

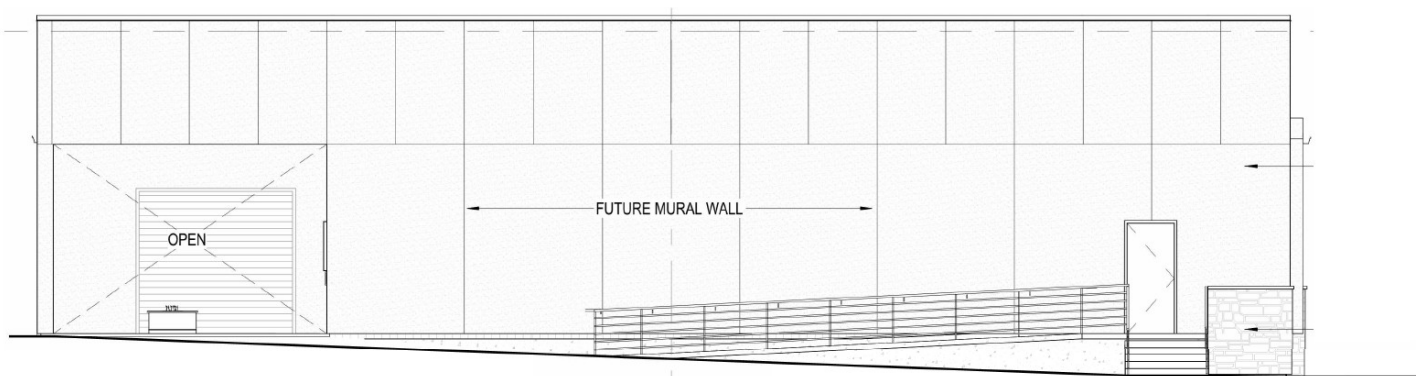


Exhibit 5: West elevation (addition).

SIGNS

The applicant proposes to paint a mural on the west facing building façade. A mural is allowed provided the mural is not a commercial graphic or message. The applicant must coordinate with the Staff prior to installing a mural on the building to confirm the image does not violate the sign regulations per [Section 4-1-E](#) of the UDC. Any other new signs installed on the site will require approval of a separate sign permit prior to the installation of the sign.

DEVIATIONS

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

NEXT STEPS

- The Planning Commission is the final authority for approval of this project.
- 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 final plan for Arrived Outdoors.**

- This project includes 1,491 SF addition to an existing 13,785 SF building totaling 15,276 SF for a Club or lodge use.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create a *Thriving Economy*.

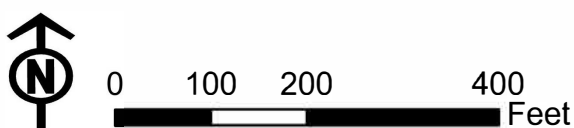
FINAL PLAN

Staff recommends **APPROVAL** of the final plan for PL26-04F – **Arrived Outdoors** located at 14144 Santa Fe Trail Drive for a Club or lodge use with deferred parking.

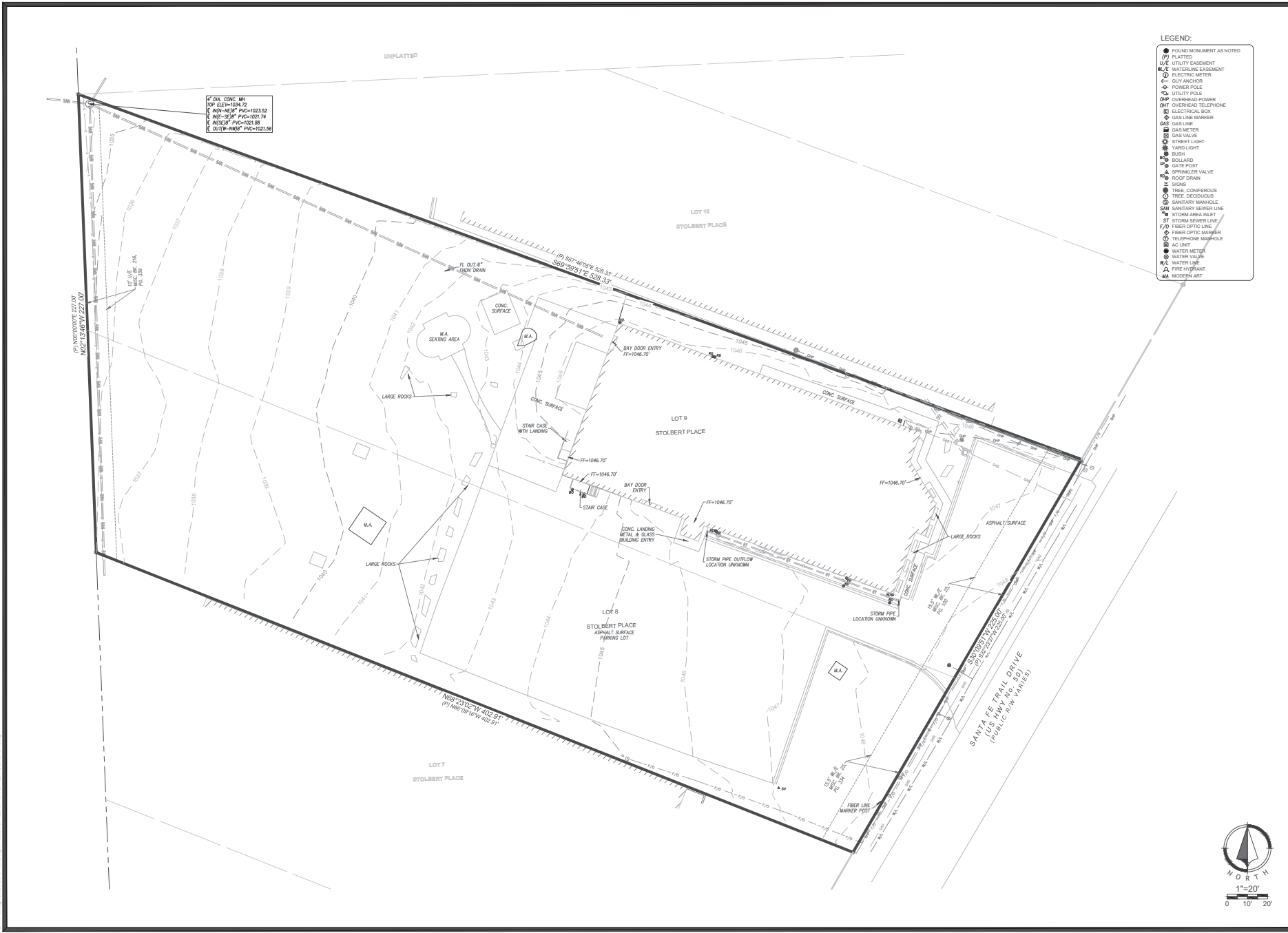


Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Arrived Outdoors



Project location:
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 User: bscott@renewableinfrastructure.com



4" DA CONC. MV
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 INE=52'30" PVC=1027.74
 E. NW=30' PVC=1021.88
 E. OUT=48'30" PVC=1021.54

- LEGEND:
- FOUND MONUMENT AS NOTED
 - (P) PLATTED
 - U/E UTILITY EASEMENT
 - W/E WATERLINE EASEMENT
 - ELECTRIC METER
 - ⊖ GUY ANCHOR
 - ⊕ POWER POLE
 - UTILITY POLE
 - ⊕ OVERHEAD POWER
 - OVERHEAD TELEPHONE
 - ⊕ ELECTRICAL BOX
 - ⊕ GAS LINE MARKER
 - ⊕ GAS LINE
 - ⊕ GAS METER
 - ⊕ GAS VALVE
 - ⊕ STREET LIGHT
 - ⊕ YARD LIGHT
 - ⊕ BUSH
 - ⊕ BOLLARD
 - ⊕ GATE POST
 - ⊕ SPRINKLER VALVE
 - ⊕ ROOF DRAIN
 - ⊕ SIGNS
 - TREE CONIFEROUS
 - TREE DECIDUOUS
 - SANITARY MANHOLE
 - SANITARY SEWER LINE
 - STORM AREA INLET
 - STORM SEWER LINE
 - FIBER OPTIC LINE
 - FIBER OPTIC MANHOLE
 - TELEPHONE MANHOLE
 - AC LINE
 - WATER METER
 - WATER VALVE
 - ⊕ WATER LINE
 - ⊕ FIRE HYDRANT
 - MA MASONRY ART

Final Development Plans
 26-0113
 Arrived Outdoors
 Lenexa, Johnson County, Kansas

Existing Conditions

1	5/15/2025	Per City Comments
NO.	DATE	REVISION

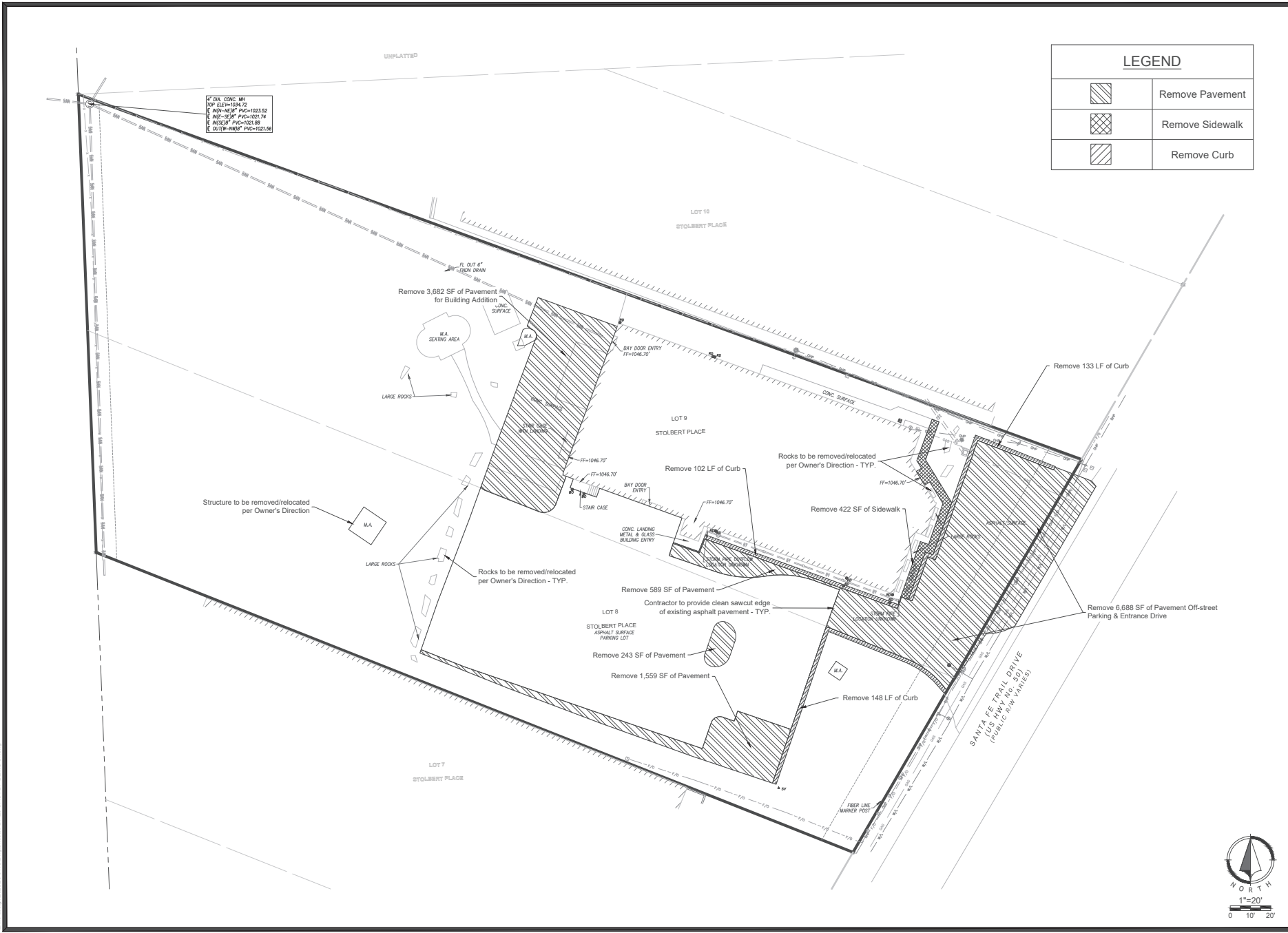
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 CHECKED BY: GB

Renaissance Infrastructure Consulting
 480 E 17th Street
 Lenexa City, Missouri 64508
 816.800.0960
 www.renaissanceinfrastructure.com



Sheet
 C02

Architect
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 2025-05-15 10:52:52 AM



K. DA. CONC. WY.
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 INZ=-52.88' PVC=1021.74
 E. WY=52.88' PVC=1021.88
 E. OUTW=48.98' PVC=1021.56

LEGEND	
	Remove Pavement
	Remove Sidewalk
	Remove Curb

Final Development Plans
 26-0113
 Arrived Outdoors
 Lenexa, Johnson County, Kansas

Demolition Plan

NO.	DATE	REVISION
1	5/15/2025	Per City Comments
		Original Submittal

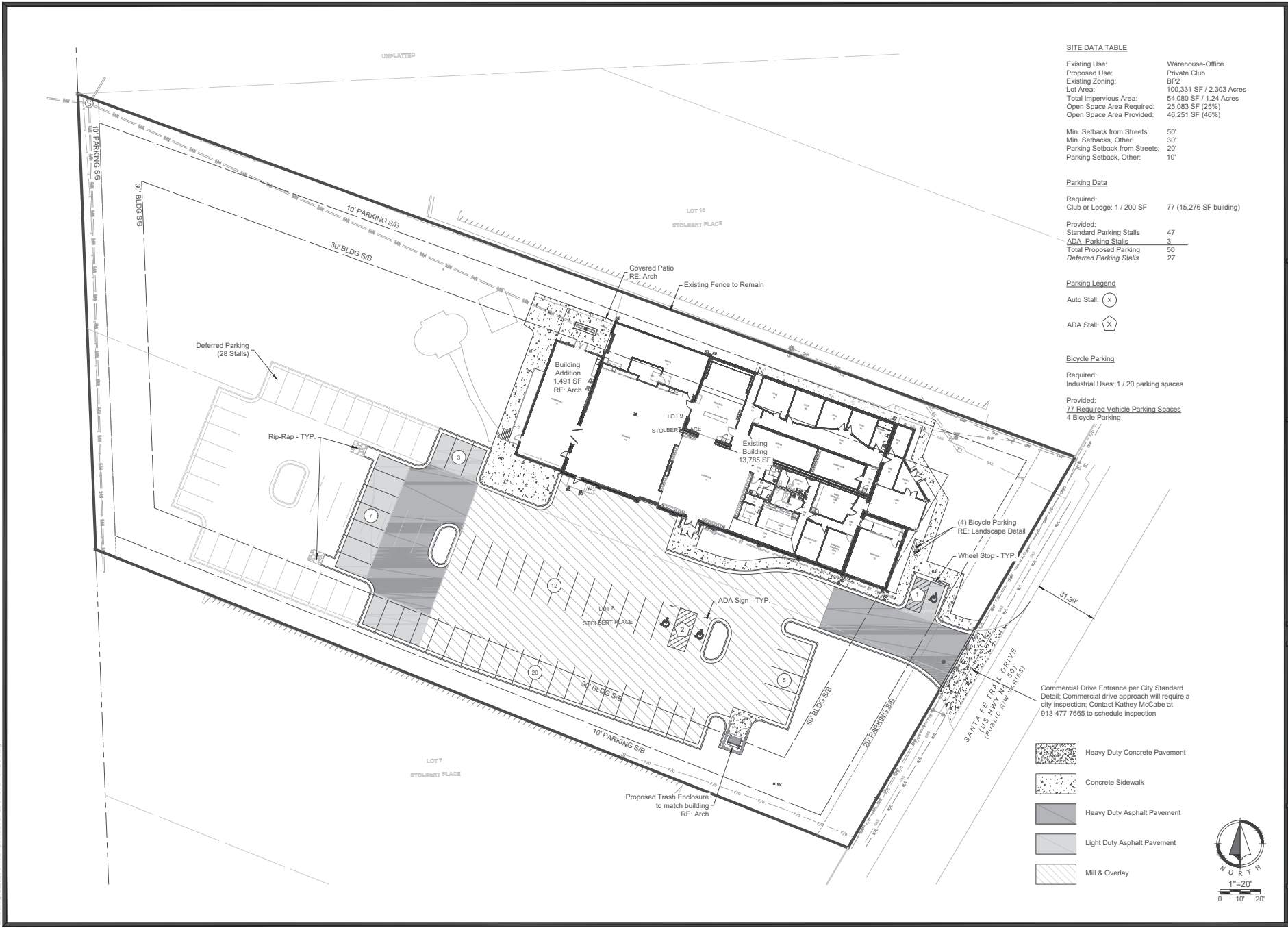
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Renaissance Infrastructure Consulting
 (US Hwy. No. 50)
 (PUBLIC HWY. LANES)
 102 ANNE AVENUE
 LENEXA, KANSAS 64108
 813.317.9900
 www.riconsult.com



Sheet
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 User: jmc
 Plot Device: HP DesignJet 5000 Series
 Plot Style: 26-0113.ctb
 Plot Range: Extents
 Plot Scale: 1"=20'



SITE DATA TABLE

Existing Use:	Warehouse-Office
Proposed Use:	Private Club
Existing Zoning:	BPZ
Lot Area:	100,331 SF / 2.303 Acres
Total Impervious Area:	54,080 SF / 1.24 Acres
Open Space Area Required:	25,083 SF (25%)
Open Space Area Provided:	46,251 SF (46%)
Min. Setback from Streets:	50'
Min. Setbacks, Other:	30'
Parking Setback from Streets:	20'
Parking Setback, Other:	10'

Parking Data

Required:		
Club or Lodge:	1 / 200 SF	77 (15,276 SF building)
Provided:		
Standard Parking Stalls		47
ADA Parking Stalls		3
Total Proposed Parking		50
Deferred Parking Stalls		27

- Parking Legend**
- Auto Stall: (X)
 - ADA Stall: (X)

- Bicycle Parking**
- Required:
 - Industrial Uses: 1 / 20 parking spaces
 - Provided:
 - 77 Required Vehicle Parking Spaces
 - 4 Bicycle Parking

Commercial Drive Entrance per City Standard Detail: Commercial drive approach will require a city inspection. Contact Kathy McCabe at 913-477-7665 to schedule inspection

- Heavy Duty Concrete Pavement
- Concrete Sidewalk
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement
- Mill & Overlay

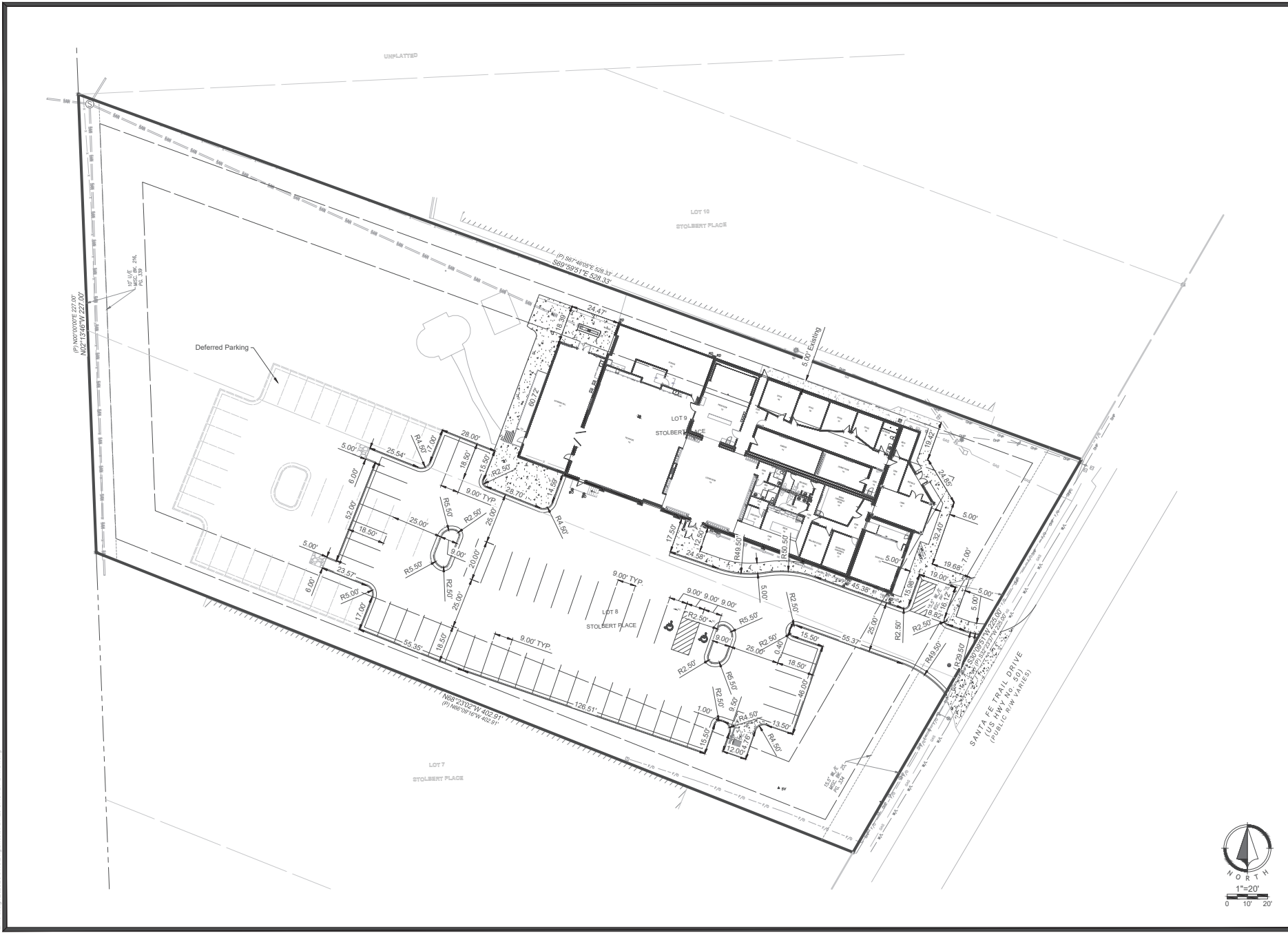


NO.	DATE	REVISION
1	5/15/2013	Per City Comments
		Original Submittal

DRAWN BY: ZM CHECKED BY: CB

Renaissance Infrastructure Consulting
 480 E 17th Street
 Lenexa City, Missouri 64508
 816.800.0960
 www.rencosult.com

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Final Development Plans
 26-0113
 Arrived Outdoors
 Lenexa, Johnson County, Kansas

Dimension Plan

NO.	DATE	REVISION
1	5/15/2025	Per City Comments
		Original Submittal

DRAWN BY: ZM
 CHECKED BY: CB

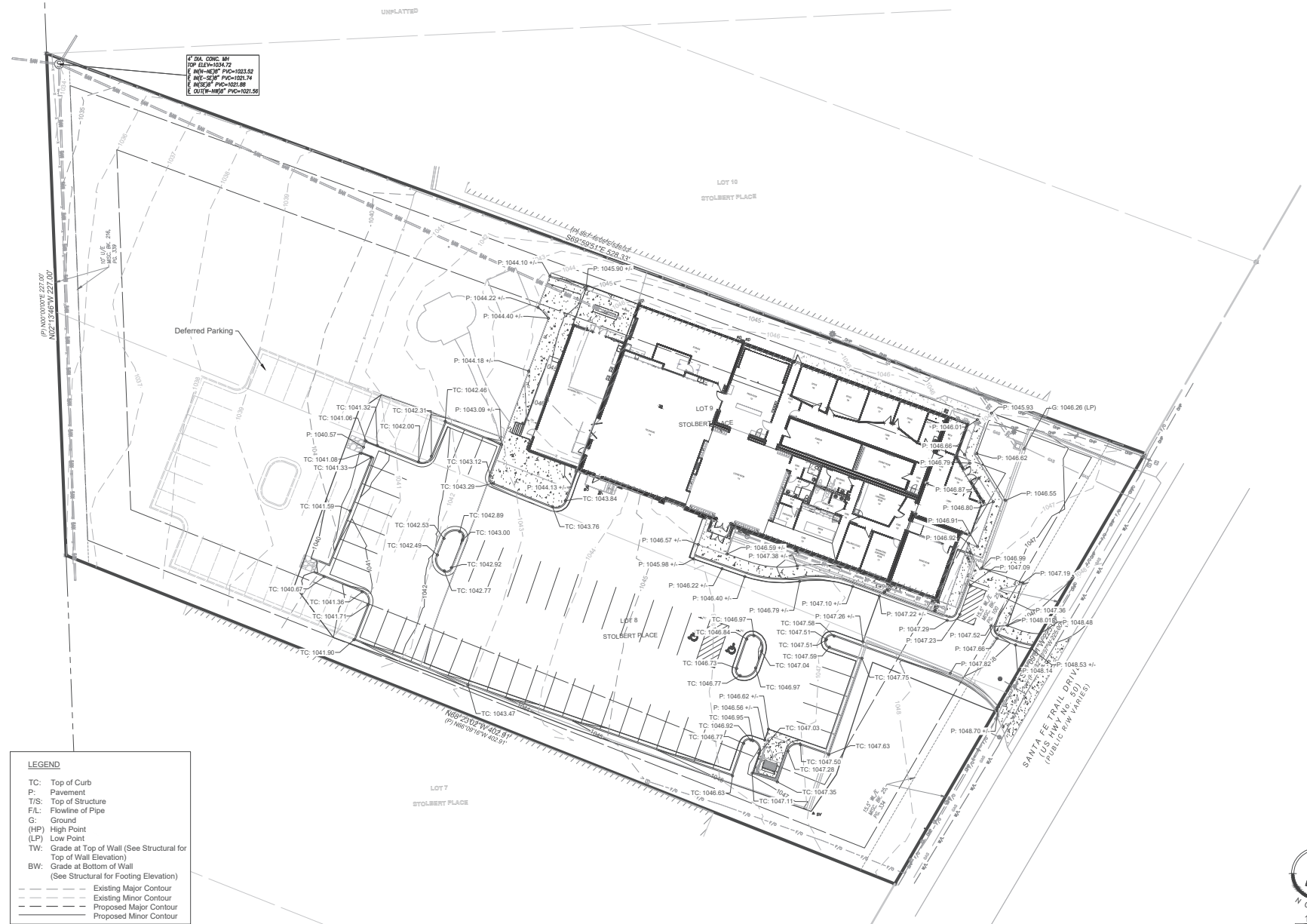
Renaissance Infrastructure Consulting
 (US HWY. No. 50)
 PUBLIC WORKS DIVISION
 400 E 17th Street
 Lenexa, Missouri 64504
 816.800.0960
 www.riconsult.com



Sheet
 C05

KS Certificate of Authority: E-1814

Project Location
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 File: 20230515_152023_052023_052023.dwg



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 INT=-5.00' P/C=1021.74
 W/O=3.00' P/C=1021.88
 E. CUT=18.00' P/C=1021.50

LEGEND

- TC: Top of Curb
- P: Pavement
- T/S: Top of Structure
- FL: Flowline of Pipe
- G: Ground
- (HP) High Point
- (LP) Low Point
- TW: Grade at Top of Wall (See Structural for Top of Wall Elevation)
- BW: Grade at Bottom of Wall (See Structural for Footing Elevation)
- - - - - Existing Major Contour
- - - - - Existing Minor Contour
- — — — Proposed Major Contour
- — — — Proposed Minor Contour

Final Development Plans
 26-0113
 Arrived Outdoors
 Lenexa, Johnson County, Kansas

Grading Plan

NO.	DATE	REVISION

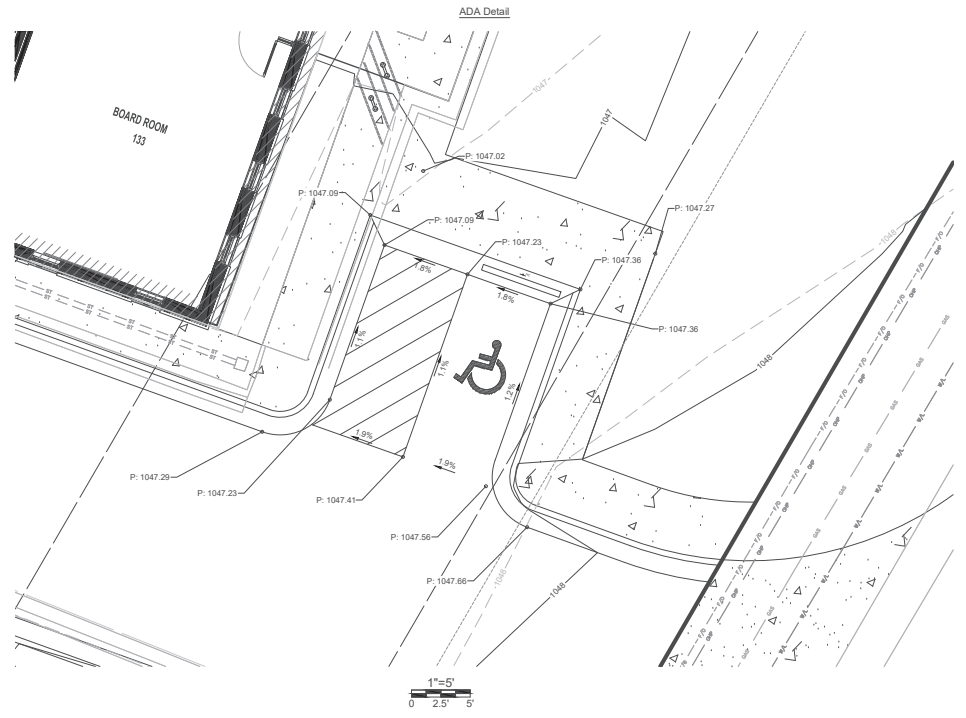
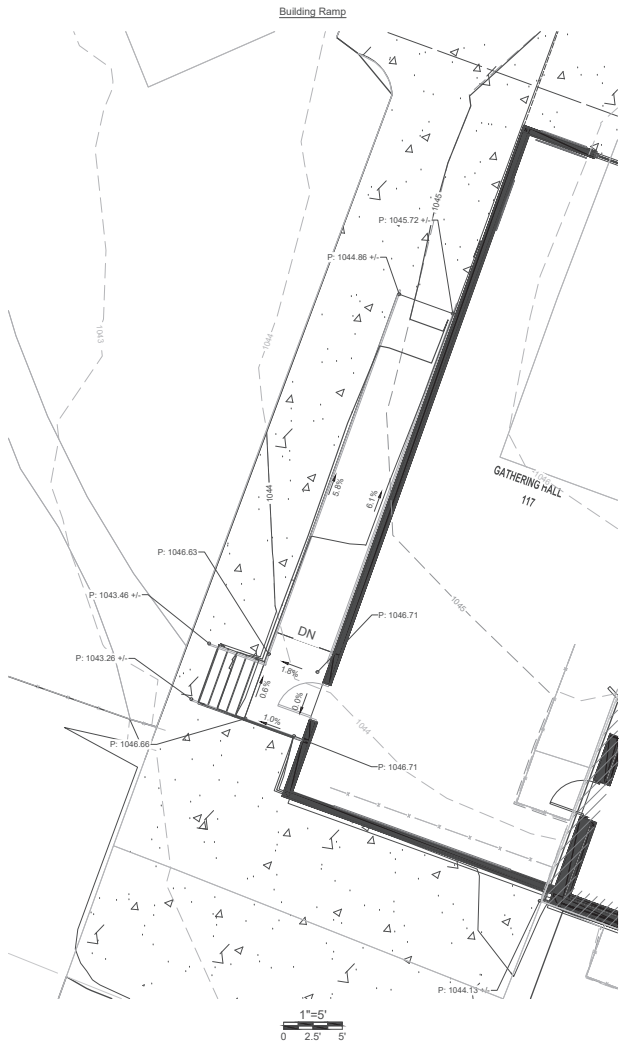
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 CHECKED BY: GB
 813.317.9900
 www.renaissance.com



102 ANSA Avenue
 Kansas City, Kansas 64108
 E-201003353

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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:	Grade at Top of Wall (See Structural for Top of Wall Elevation)
BW:	Grade at Bottom of Wall (See Structural for Footing Elevation)
- - - - -	Existing Major Contour
- - - - -	Existing Minor Contour
- - - - -	Proposed Major Contour
- - - - -	Proposed Minor Contour

Final Development Plans
26-0113
Arrived Outdoors
Lenexa, Johnson County, Kansas

Grading Details

NO.	DATE	REVISION

DRAWN BY: ZH
CHECKED BY: GB

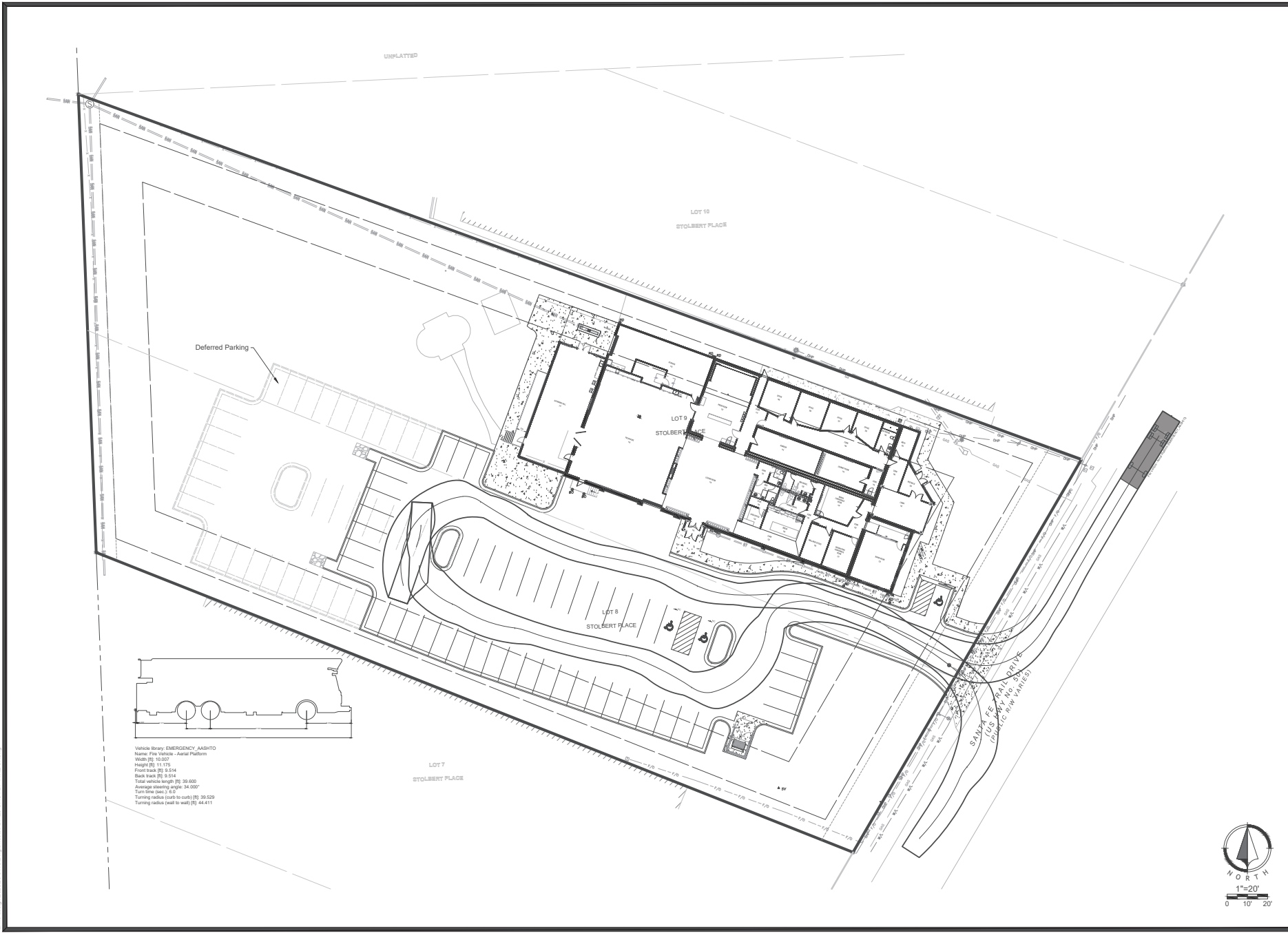


**Renaissance
Infrastructure
Consulting**
102 ANSA Avenue
Lenexa City, Kansas 64108
www.ri-consult.com
913.317.9900

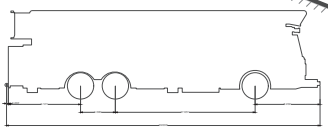
MO: Certificate of Authority: E-201003353

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Vehicle: Emergency AASHTO
 Name: Fire Vehicle - Aerial Platform
 Width [ft]: 10.507
 Height [ft]: 11.175
 Front track [ft]: 6.514
 Back track [ft]: 5.514
 Total vehicle length [ft]: 39.600
 Average steering angle: 34.000°
 Turn time (left): 3.62
 Turning radius (left to left) [ft]: 39.529
 Turning radius (left to wall) [ft]: 44.411



NO.	DATE	REVISION
1	5/15/2025	Per City Comments
		ADVISOR: Original Consultant

DRAWN BY: ZM CHECKED BY: CB

Renaissance Infrastructure Consulting
 480 E 17th Street
 Lenexa, Kansas 66151
 816.800.0950
 www.riconsult.com



NO.	DATE	REVISION
1	5/15/2018	Per City Comments
		ADD/DELETE / Original Consultant
NO.	DATE	REVISION

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
www.RIC-CONSULT.COM
816.800.0950

LENEXA LANDSCAPE CALCULATIONS

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

Required:
Building or Open Area adj. to Arterial & Collector = 2 shade, 1 ornamental, 12 shrubs, + 75 sf bed / 100'; 25' depth
Parking Lot and Drive Areas adj. to Arterial & Collector = As above and ADD shrubs or berm to form a visual screen of no less than 3 feet in height along 75 percent of the length of the frontage.

Provided:
Santa Fe Trail Drive adj. to building or open area (110') = 2 shade trees (incl. 1 existing), 1 ornamental, 13 shrubs, 83 sf landscape bed
Santa Fe Trail Drive adj. to Parking Lot (75') = 2 shade trees, 1 ornamental, cont. shrub screen, 56 sf of landscape bed

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

Required:
Adj. to Building = 1 shade tree / 100'
Adj. to Parking Lot = 1 shade tree + 9 shrubs / 100'
Adj. to Service Area = As above + evergreen trees & shrubs to form complete visual screen

Provided:
North adj. to building (201') = 2 shade trees
North adj. to parking lot (65') = 1 shade tree, 6 shrubs
West adj. to building (80') = 1 shade tree
West adj. to parking lot (106') = 1 shade tree, 10 shrubs
South adj. to parking lot (240') = 3 shade trees, 22 shrubs

Internal Parking Lot (Per UDC 4-1-D-2-M)

Required:
7.5% internal landscaping for office and commercial sites
1 tree / 300 sf of overall internal landscaped area, with at least 1 tree / island

Provided:
20,783 sf * 7.5% = 1,559 sf
1,559 sf / 300 = 5 Trees

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

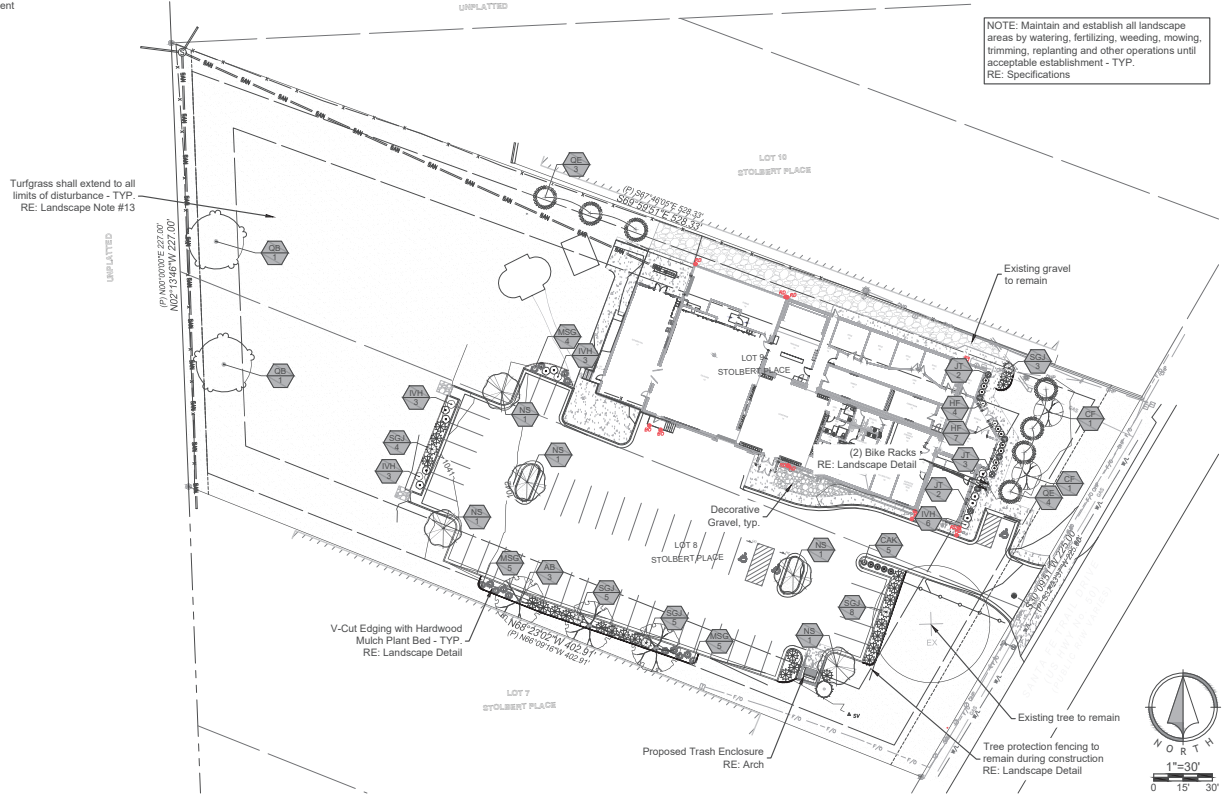
Provided: As required

LANDSCAPE NOTES

- 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.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- 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 SUPERCEDE SCHEDULED QUANTITIES.
- 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.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- 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.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- 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.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).
- IRRIGATION IS EXISTING.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES					SHRUBS				
	AB	Acer saccharum 'Baikala' / Fall Fiesta® Sugar Maple	B&B, 2' Cal.	3		HF	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	5 Gal.	11
	EX	Existing Tree to Remain	—	1		IVH	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetgum	3 gal.	15
	NS	Nyssa sylvatica 'Wildfire' / Black Gum	B&B, 2' Cal.	5		SGJ	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal.	29
	QB	Quercus bicolor / Swamp White Oak	B&B, 2' Cal.	2	GRASSES				
	QE	Quercus x 'Crimschmid' / Crimson Spire™ Oak	B&B, 2' Cal.	7		CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal.	5
EVERGREEN TREES						MSG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	3 gal.	14
	JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B, 5' Ht. Min.	1	GROUND COVERS				
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	B&B, 5' Ht. Min.	7		DG	Decorative Gravel; 1"-3" Missouri Rainbow from Local Source	MULCH	
ORNAMENTAL TREES						TF	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	
	CF	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	B&B, 6' Ht. Min.	2	<i>Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.</i>				



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

ArchiCAD version
May 15, 2018, 5:50 PM
C:\Users\jacob@archiCAD.com\Documents\26-0113-01-L01-01.dwg (1)

REVISION	DATE	DESCRIPTION
1		APPROVED FOR PERMIT

COORDINATION SET

ISSUE DATE:
4/23/2026

PRJ # SCALE:
2606.1 As indicated

DRAWING TITLE

LIFE SAFETY PLANS

DRAWING NUMBER

G150

PROJECT CONSTRUCTION PURPOSE:
 PROVIDE IMPROVEMENTS FOR NEW BUSINESS TENANT AND PERFORM NECESSARY BUILDING AND SITE UPDATES.

PROJECT DESCRIPTION:
 CONSTRUCT NEW ADDITION CONTAINING REC ROOM AREA AND COVERING OUTDOOR PATIO. SELECTIVELY RENOVATE INTERIORS TO SUPPORT PRIVATE OUTDOOR ENTHUSIAST CLUB.

LOCAL AUTHORITY: LENEXA, KS

CODE INFORMATION:
 APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 CODE OF ORDINANCES OF THE CITY OF LENEXA
 2018 INTERNATIONAL EXISTING BUILDING CODE
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2017 NATIONAL ELECTRICAL CODE
 2018 INTERNATIONAL FUEL GAS CODE
 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 2018 INTERNATIONAL FIRE CODE
 ADA TITLE II DESIGN GUIDELINES

(NOTE: OWNER & DESIGN PROFESSIONAL ARE RESPONSIBLE FOR COMPLIANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA))

USE AND OCCUPANCY (SECTION 502):
 OUTDOOR PATIO - BUSINESS PARK
 MIXED USE - BUSINESS ASSEMBLY
 OCCUPANCY = B, A-3

CONSTRUCTION TYPE (SECTION 602 & 603):
 TYPE I-B W/ SPRINKLER

BUILDING ALLOWANCES - TYPE I-B SPRINKLER:
 CALC'D PER SECTION 509.3 FOR MIXED, UNSEPARATED OCCUPANCIES

ALLOWED HEIGHT (STORIES) (SECTION 509.3.2.504.3.504.4):
 MOST RESTRICTIVE OCCUPANCY - A-3: 75' ABOVE GRADE, 3 STORIES
 ACTUAL HEIGHT (STORIES): 21' 4" ABOVE GRADE, 1 STORY

ALLOWED BUILDING AREA (SECTION 509.3.2.506.2):
 MOST RESTRICTIVE OCCUPANCY - A-2 (S1): 38,000 SF
 ACTUAL BUILDING AREA: 13,618.3 SF
 EXISTING BUILDING AREA: 13,618.3 SF
 ADDITION BUILDING AREA: +1,967.5 SF
 TOTAL ACTUAL BUILDING AREA: 15,584.8 SF

FIRE RESISTANCE REQUIREMENTS (TYPE I-B) (TABLE 601):

PRIMARY STRUCT. FRAME: 0 HR
 BEARING WALLS EXTERIOR: 0 HR
 NON-BEARING WALLS EXTERIOR: 0 HR
 NON-BEARING WALLS INTERIOR: 0 HR
 FLOOR CONSTRUCTION: 0 HR
 ROOF CONSTRUCTION: 0 HR
 *ALL ADJACENT STRUCTURES ≥ 10' AWAY (TABLE 602)

SEPARATION REQUIREMENTS (SECTION 509.3.3.1):
 NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES

OCCUPANT LOAD:

B, BUSINESS OCCUPANT LOAD = 8688.6 SF / 150 GROSS = 57.9 OCCS
 B, EXERCISE OCCUPANT LOAD = 936.0 SF / 50 GROSS = 18.8 OCCS
 A-3, UNCONCENTRATED OCCUPANT LOAD = 3443.0 SF / 15 NET = 229.5 OCCS
 TOTAL NUMBER OF OCCUPANTS = 626.2, 649 ROUNDED

EGRESS NOTES:

DISTANCE BETWEEN EXITS (SECTION 1007.1.1):
 MAXIMUM DIAGONAL DISTANCE OF BUILDING OVERALL: 206'-2"
 REQUIRED DISTANCE BETWEEN EXITS (SECTION 1007.1.1): 104'-1" MINIMUM
 ACTUAL DISTANCE BETWEEN EXITS: 194'-4" MAXIMUM

EXITS REQUIRED (SECTION 1009.1.1):
 440 OCCS / 501 OCC: 2 EXITS REQUIRED
 ACTUAL EXITS: 5 EXITS PROVIDED (8 EXISTING, 1 NEW)

ACCESSIBLE EXITS REQUIRED (SECTION 1009.1): 2 REQUIRED
 ACCESSIBLE EXITS PROVIDED: 2 EXISTING

EGRESS WIDTH REQUIRED: 440 OCCS / 5 EXITS X 0.2" = 11" MINIMUM
 EGRESS WIDTH PROVIDED: 34" MINIMUM

MAXIMUM EXIT TRAVEL DISTANCE (TABLE 1010.2):

B OCCUPANCY WITH SPRINKLER SYSTEM = 307'-0"
 A OCCUPANCY WITH SPRINKLER SYSTEM = 252'-0"
 PROVIDED MAXIMUM TRAVEL DISTANCE: 192'-10"

MAXIMUM COMMON PATH OF TRAVEL DISTANCE (TABLE 1006.2.1):
 A & B OCCUPANCY WITH SPRINKLER SYSTEM = 75'-0" MAXIMUM
 PROVIDED COMMON PATH OF TRAVEL DISTANCE: 65'-8" MAXIMUM

CODE SUMMARY

	PRIMARY BUILDING EXIT
	ASSEMBLY USE, UNCONCENTRATED
	BUSINESS USE
	EXERCISE ROOM
	REQUIRED EXIT WIDTH
	ALLOWABLE NUMBER OF OCCUPANTS EXITING
	ACTUAL EXIT WIDTH
	ACTUAL NUMBER OF OCCUPANTS EXITING
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER & CABINET
	FIRE EXTINGUISHER AND CABINET SEMI-RECESSED

OCCUPANCY	CODE	TOILET		SINK		SPRINKLED KITCHENS		SERVICE BARS	
		RATIO	REQD	RATIO	REQD	RATIO	REQD	RATIO	REQD
B, BUSINESS	77	1 PER 20 FOR THE FEMALE AND 1 PER 15 FOR THE MALE EXCEEDING 50	2.54	1 PER 40 FOR THE FEMALE AND 1 PER 30 FOR THE MALE EXCEEDING 50	1.53	1 PER 100	0.77	1.00K	1.00K
A-3, ASSEMBLY	306	1 PER 125M (1 PER 80F)	3.47	1 PER 200	1.83	1 PER 500	0.73	1.00K	1.00K
LOCAL HEALTH DEPARTMENT PERMIT	443	EXACT	6	EXACT	3.76	EXACT	1.50	EXACT	1
FIXTURES PROVIDED			6		4		2		1

PLUMBING FIXTURE NOTES:
 CURRENT MEMBERSHIP AT ARRIVED OUTDOORS IS APPROXIMATELY 98% MALE. THE MINIMUM PLUMBING FIXTURE COUNTS INDICATED ABOVE ARE BASED ON AN OCCUPANT LOAD THAT IS 80% MALE AND 20% FEMALE. ASSUMING THE CODE-CALCULATED OCCUPANT LOAD OF 443 FOR PLUMBING FIXTURES PROVIDED ACCOUNT FOR THE NORMAL OPERATION OF THE TENANT SPACE AND ALSO ALLOWS FOR FUTURE VARIANCE IN MEMBERSHIP (IRC 403.1). EXCEPTION: THE EBB-1 REQUIRES ADDITIONAL PLUMBING FIXTURES WHEN THE OCCUPANT LOAD INCREASES BY MORE THAN 20% IN A LEVEL 2 OR LEVEL 3 ALTERATION (IBC SECTION 809). THIS PERMIT DOES NOT REPRESENT A CHANGE IN OCCUPANT LOAD AND NO ADDITIONAL PLUMBING FIXTURES ARE PROVIDED.

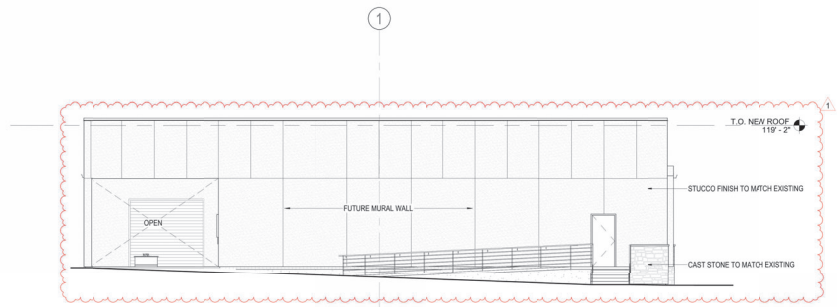
PLUMBING FIXTURE REQUIREMENTS



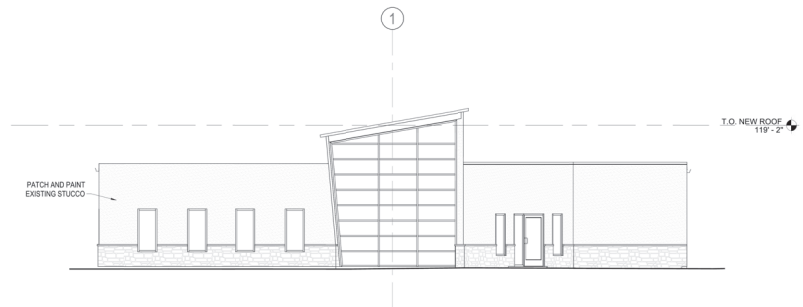
LIFE SAFETY PLAN
1/8" = 1'-0" 1

LIFE SAFETY LEGEND

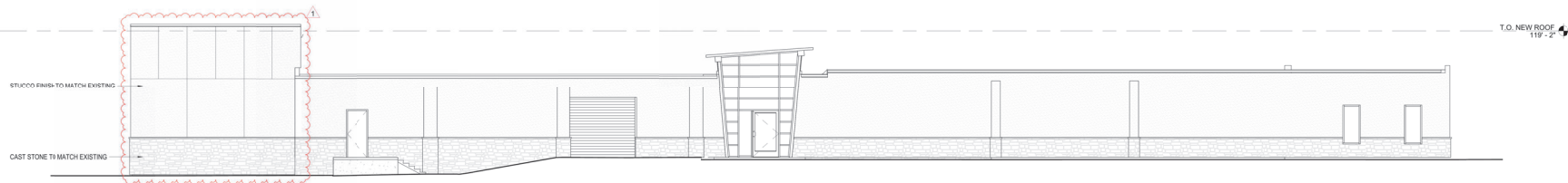
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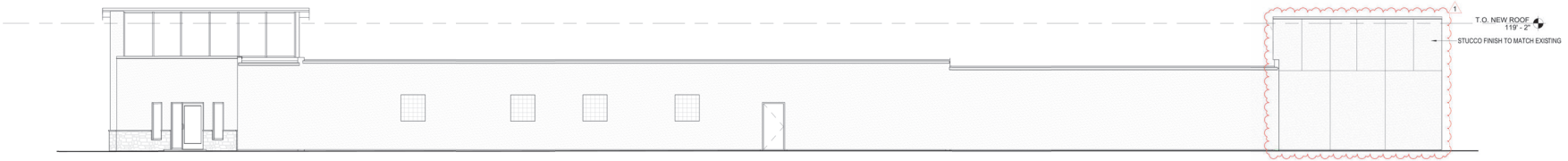
EXT ELEVATION, WEST
1/8" = 1'-0" 4



EXT ELEVATION, EAST
1/8" = 1'-0" 3



EXT ELEVATION, SOUTH
1/8" = 1'-0" 2



EXT ELEVATION, NORTH
1/8" = 1'-0" 1

NOT FOR CONSTRUCTION

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OFFICE RENOVATION & ADDITION
ARRIVED OUTDOORS
 14144 SANTA FE TRAIL DR, LENEXA, KS 66215

REVISION	DATE	DESCRIPTION
1		EXTERIOR REVIEW COMMENTS

COORDINATION SET

ISSUE DATE: 4/23/2026

PRJ # SCALE: 2606.1 1/8" = 1'-0"

DRAWING TITLE: OVERALL EXTERIOR ELEVATIONS

DRAWING NUMBER: A200

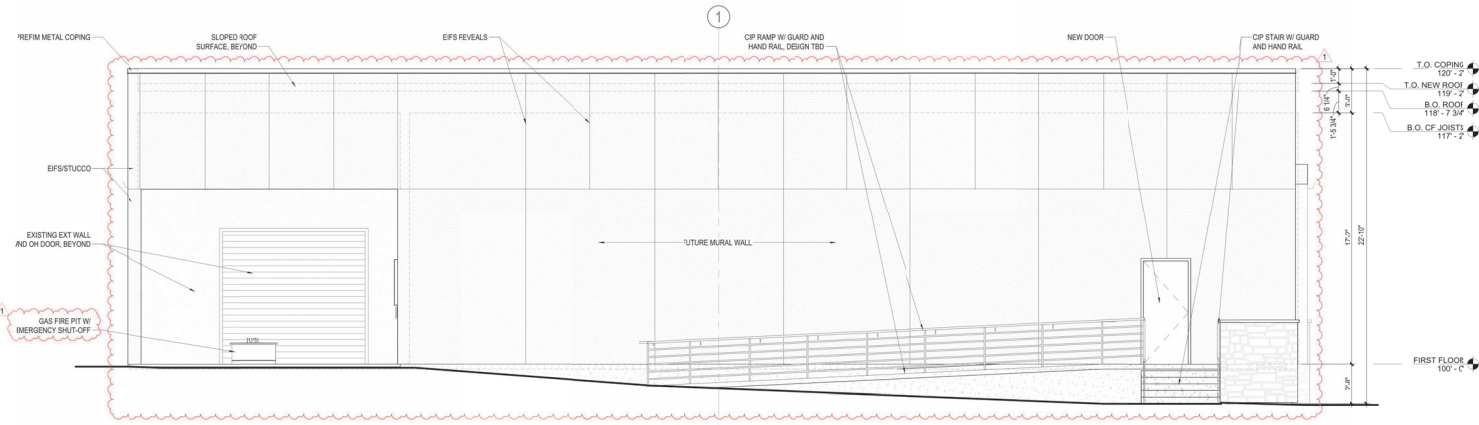
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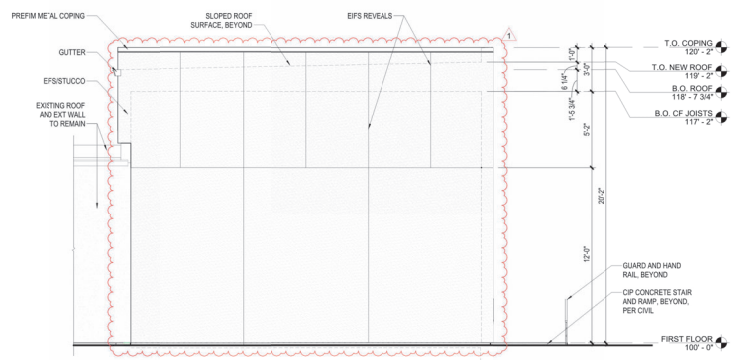
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**OFFICE RENOVATION & ADDITION
ARRIVED OUTDOORS**
14144 SANTA FE TRAIL DR, LENEXA, KS 66215

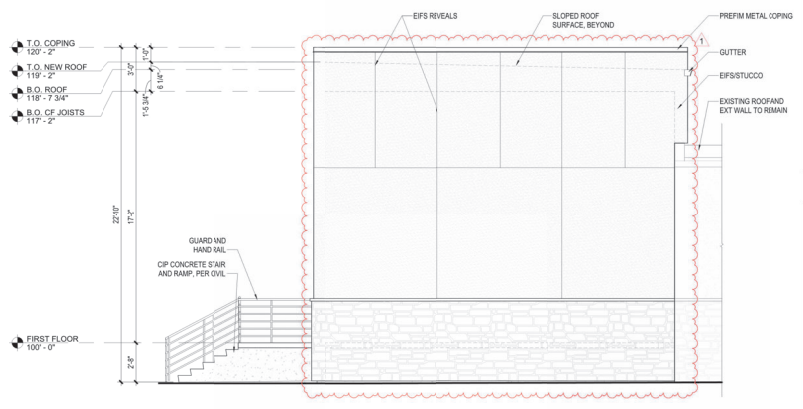


EXT ELEVATION, WEST (PARTIAL) 3
1/4" = 1'-0"

1. DIRECTIONAL ELEVATION NAMING CONVENTION ESTABLISHED BASED ON PLAN NORTH
2. WINDOW SYSTEM COLOR TO BE DETERMINED.
3. FLASHING COLOR @ WINDOW SYSTEM TO BE DETERMINED.
4. COPING COLOR TO BE DETERMINED.
5. WOOD SOFFIT PANEL COLOR TO BE DETERMINED.



EXT ELEVATION, NORTH (PARTIAL) 2
1/4" = 1'-0"



EXT ELEVATION, SOUTH (PARTIAL) 1
1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL - EIFS STUCCO
COLOR - ETRMATCH EXISTING
FINISH - ETRMATCH EXISTING
TYPE - ETRMATCH EXISTING
2. MATERIAL - CAST STONE WANSKOT
COLOR - ETRMATCH EXISTING
FINISH - ETRMATCH EXISTING
TYPE - ETRMATCH EXISTING

REVISION	DATE	DESCRIPTION
1		EXTERIOR REVIEW COMMENTS

COORDINATION SET

ISSUE DATE

4/23/2026

PRJ # SCALE:

2606.1 As indicated

DRAWING TITLE

ENLARGED EXTERIOR ELEVATIONS

DRAWING NUMBER

A201

5/18/2026 10:12:40 AM



Scale: 1 inch= 20 Ft.



#	Date	Comments

Drawn By: CJ Perrier
Checked By: Premier Lighting
Date: 5/18/2026

ARRIVED OUTDOOR 2.0 SITE
PREMIER LIGHTING & CONTROLS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East PL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.47	5.3	0.0	N.A.	N.A.
South PL	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
West PL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

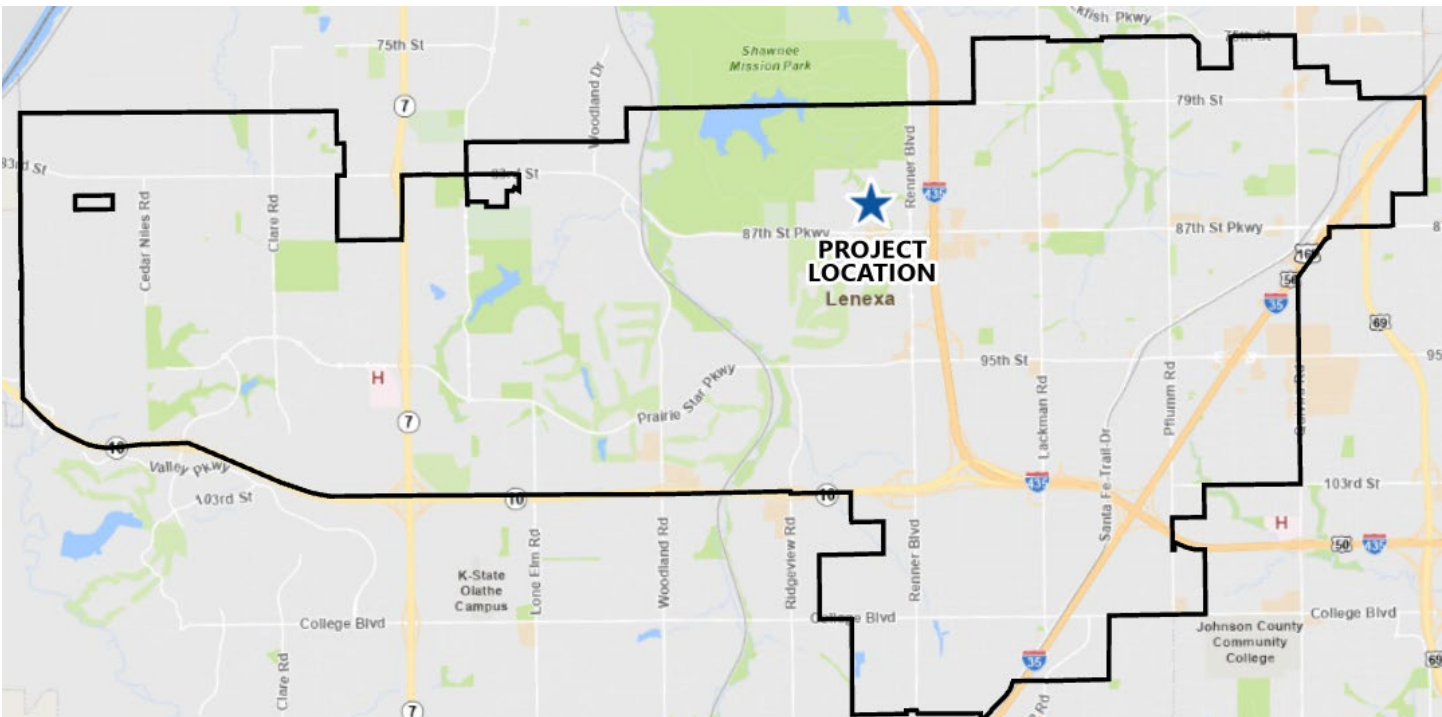
Luminaire Schedule								
Tag	Symbol	Qty	MB:	Label	LLF	Lum. Lumens	Lum. Watts	Description
WP1		5	18	DSXW1 LED P7 30K 70CRI YFIM	0.910	9692	72.52	DSXW1 LED P7 30K 70CRI YFIM

CALCULATION NOTES:
CALCS POINTS: 0'
REFLECTANCES: 50% WALLS, 20% FLOORS
MB: 18'
LLF: 0.91



PRIMROSE SCHOOL & ADVENT HEALTH, LENEXA CITY CENTER, FOURTH PLAT

Project #:	PL26-05F, PT26-17F	Location:	NWC of 86 th Street and Elmridge Street
Applicant:	Alexia Diaz, CD Companies	Project Type:	Final Plan and Plat
Staff Planner:	James Molloy	Proposed Use:	Daycare, Commercial



PROJECT SUMMARY

The applicant requests approval of a final plan to construct a 14,896 SF commercial daycare facility and associated site improvements at the northwest corner of 86th Street and Elmridge Street. The applicant also requests approval for a final plat to create one commercial lot. This plat will include dedications for a multi-use trail, landscaping, and drainage. Primrose School will provide care for up to 186 students ranging from ages 0-5 between the hours of 6:30 AM and 6:30 PM Monday through Friday, with occasional special events held on site on weeknights and weekends. The applicant was approved for an indefinite special use permit for a commercial daycare by the Governing Body on April 21, 2026. In addition to the construction of a daycare, there will be various site improvements, including a retaining wall running parallel to the existing Central Green recreation trail, and a public plaza area along the Central Green trail. The proposed final plat and plan is in conformance with the preliminary plan/plat. This request does not require a Public Hearing. This request will be considered by the Planning Commission and Governing Body.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The subject site is currently an undeveloped lot in the AdventHealth Life Campus. This site was originally intended to be part of the former City Center North Village, approved in 2008. In 2019, however, the site was preliminarily platted as part of the Advent Health Lenexa Campus development. The applicant proposes to develop a commercial daycare on 1.85 acres of this site with a 14,896 SF building, 64-space parking lot, pedestrian plaza, and other site improvements, designed to the standards set by the City Center Design Guidelines.

LAND AREA (AC) 1.85	BUILDING AREA (SF) 14,896	CURRENT ZONING CC	COMP. PLAN City Center
-------------------------------	-------------------------------------	-----------------------------	----------------------------------

TABLE 1: PREVIOUS APPLICATIONS			
Project Number	Application Type	Project Name	Date Approved
PL08-01CPR PL08-17 SU08-13	Concept Plan, Preliminary Plan, and Special Use Permit	City Center North Village	August 19, 2008
PL19-06P SU19-11	Preliminary Plan and Special Use Permit	AdventHealth Life Campus	June 18, 2019
PL26-02P SU26-05	Preliminary Plan and Special Use Permit	Primrose School of Lenexa City Center	April 21, 2026

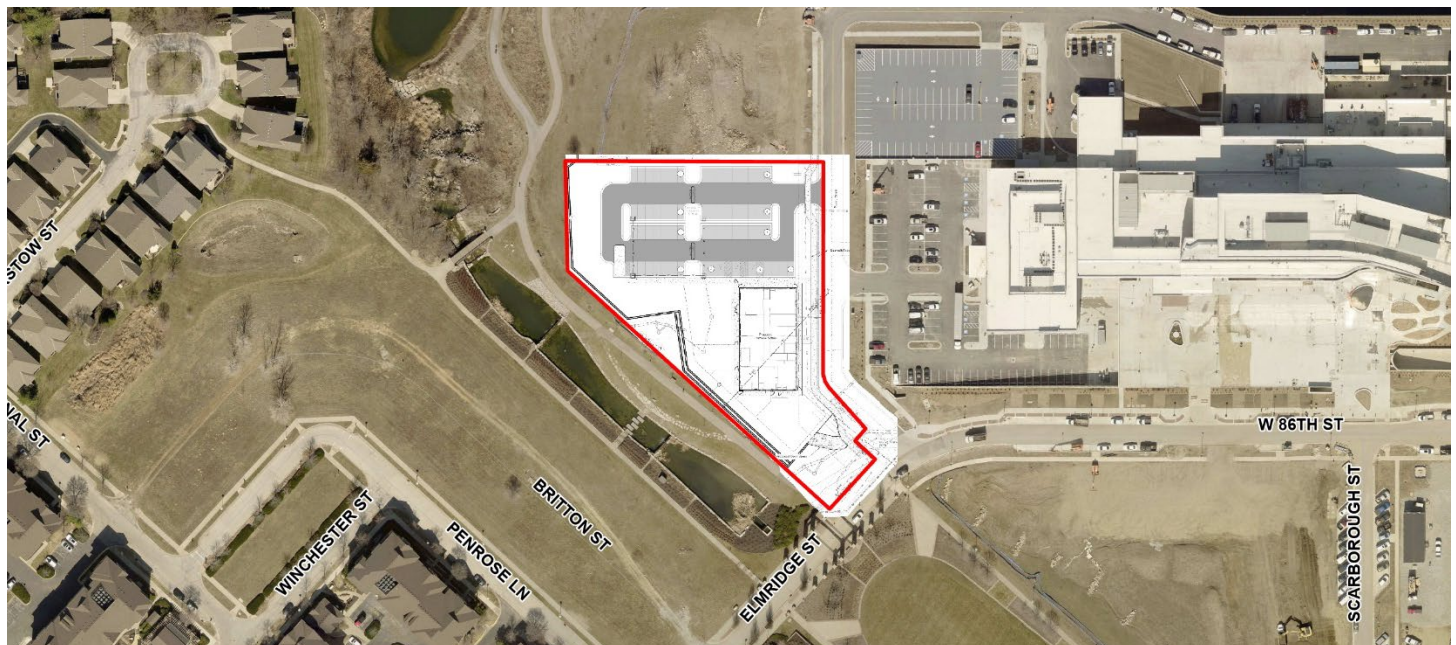


Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The subject property is zoned CC, Planned City Center District. A daycare, commercial use is permitted with a special use permit. The Governing Body approved an indefinite special use permit on April 21, 2026 for Primrose School to operate a commercial daycare at the subject site. The daycare will be within the AdventHealth Life campus, near Central Green Park, several commercial retail businesses, restaurants, and hotels, with residential uses located to the west beyond the trail and creek. The proposed use aligns with the zoning and future land use plan.

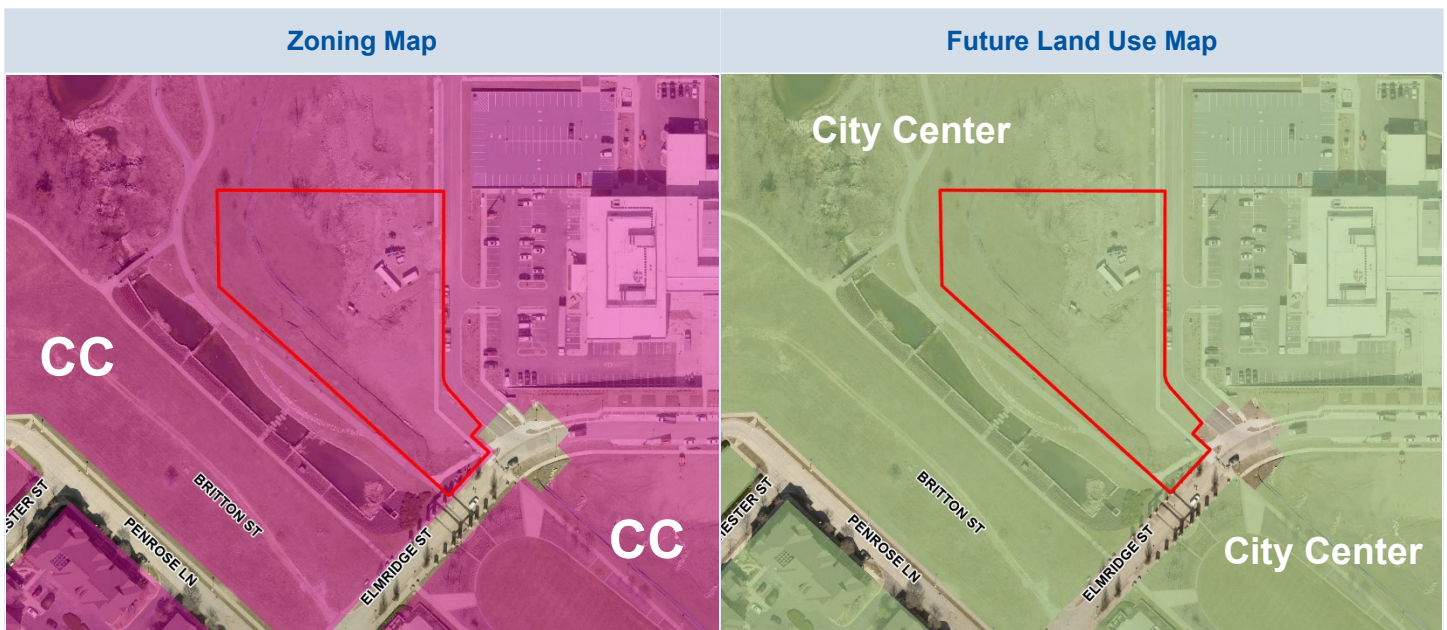


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	City Center	CC Planned City Center District	Undeveloped Land
North	City Center	CC Planned City Center District	Undeveloped Land
South	City Center	CC Planned City Center District	Central Green Park
East	City Center	CC Planned City Center District	Hospital and Medical
West	City Center	CC Planned City Center District	Central Green Park

FINAL PLAN REVIEW

The final plan is for the development of a two-story, 14,896 SF commercial daycare on a currently undeveloped parcel within the AdventHealth Life Campus. The plan calls for an 11-classroom daycare and two outdoor playgrounds, with the ability to serve up to 186 students and employ 30 staff members. The final plan is consistent with the preliminary plan.

The main public entrance to the building is located along this frontage as well, with accompanying signage. An additional entrance to the building is located on the north side of the property. The building is surrounded on the west and south sides by designated playground areas.

DIMENSIONAL STANDARDS

The building as proposed does not meet the front yard setbacks for the CC, City Center Zoning District. Table 3 shows the required and proposed setbacks. City Center requires buildings to be constructed close to the street when conditions allow to create an urban environment. The intention of this is to activate the streets and sidewalks. The eastern section of the building is brought up near the private drive. Setbacks from rights-of-way or property lines are more flexible in the City Center District than standard zoning districts, with commercial buildings ideally having a setback of 0 to 15 feet along local streets to reflect the district’s urban scale of development. The proposed development will have a 25-foot setback from the property due to the location of utilities. Due to the unique shape of the site and these utilities, Staff finds the proposed 25-foot setback contextually appropriate. This increased setback was approved as part of the preliminary plan per [Section 4-1-B-28-F-3](#) of the UDC.

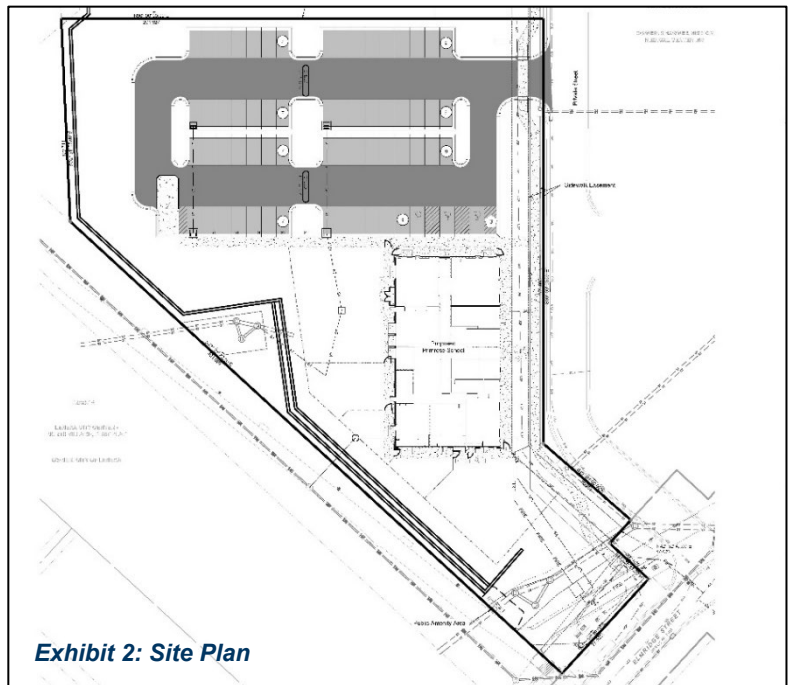


TABLE 3: SETBACK ANALYSIS			
Street	Required Setback	Proposed Setback	Difference
Mixed-Use Streets	0' to 15'	25'	+10

The proposed building is 37' tall, constructed with a variety of masonry materials, including brick and stone, as well as EIFS and various metal elements. The building meets the minimum height of 35' established by the CC, City Center Zoning District. The primary entrance is located along the private drive; however, pick-up/drop-off traffic will occur in the rear within the adjoining parking lot, with parents parking and walking their children in and out from the main entrance.

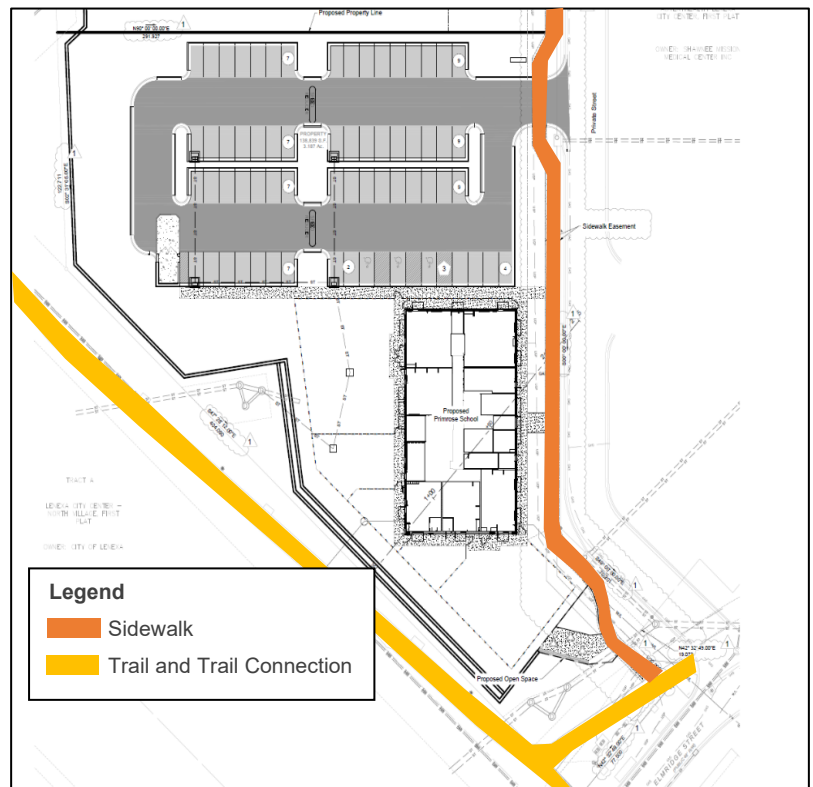
PUBLIC IMPROVEMENTS

The public streets around this lot were constructed with the Advent Health campus. As part of the project, the pedestrian sidewalk along the private drive will be repaved and shifted slightly to allow for the Pedestrian Amenity Zone (PAZ) with street trees and lighting along the private drive. The proposed PAZ is in conformance with the [City Center Design Guidelines](#). Additionally, the existing pedestrian connection to the south of the property will be maintained. This pedestrian connection is also utilized by the City to perform maintenance in the vicinity.

At Right Exhibit 3: Sidewalk and Trail Connections

ACCESS, TRAFFIC, AND PARKING

Access into the site is from the private drive, which connects to 86th Street. Access to the site will occur in the north portion of the proposed property into the parking lot. There are no plans currently for any additional vehicular connections.



There will be a 64-space parking lot developed to the north of the proposed building. This lot includes 3 ADA compliant parking spaces. This parking lot will include speed bumps to encourage slower driving within the parking lot. The parking lot is setback 25' from the property line, per [City Center Design Guidelines](#) and [Section 4-1-D-1-O-4-G](#)

TABLE 4: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Provided	ADA Spaces	Difference
Daycare, commercial	1 space per 10-person capacity plus 1 space per employee	49	64	3	+15

Pick-up and drop-off will occur within the parking lot. Drop-off times are between 6:00 AM and 9:30 AM, with an expected peak between 7:30 AM and 8:30 AM. Pick-up times are between 3:30 PM and 6:30 PM, with an expected peak between 4:30 PM and 5:30 PM. Parents will be required to park and walk inside to pick up their children. No pick-up line or queuing will occur within this parking lot.

STORMWATER

Stormwater management for this site is integrated into the previously constructed stormwater system for City Center North Village, with detention located in the Central Green Park. 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 code review will be conducted based on the adopted codes at the time of the building permit submittal.

LIGHTING

Lighting will be added throughout the parking lot as well as on the building. Lighting fixtures within the parking lot will be required to match the fixture types outlined within the [City Center Design Guidelines](#). Site and exterior lighting on private development is subject to [Section 4-1-C-4-I](#) of the UDC. The submitted photometric plan shows compliance with the UDC.

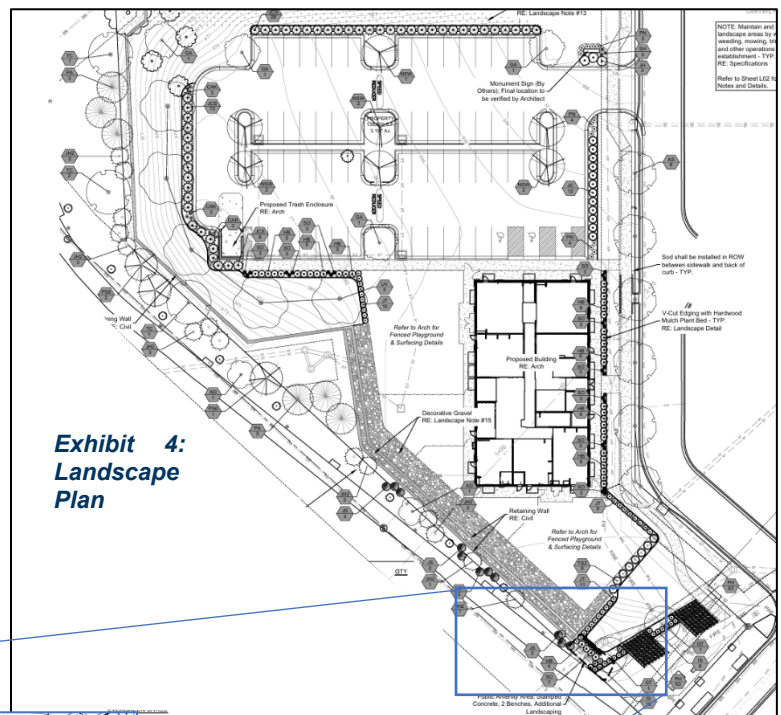
SIGNAGE

The building will feature one wall sign on the eastern facade facing the private drive and one sign on the southern facade facing 86th & Elmridge. In addition, there will be a monument sign on the northeast side of the site to the west of the proposed sidewalk. This monument sign will be required to be landscaped. Signage is not approved as part of this review but instead will be reviewed and approved as part of a separate permit process.

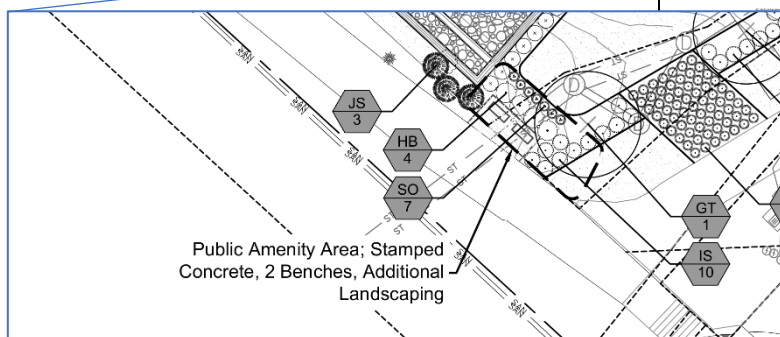
LANDSCAPING

Landscaping will be provided along the perimeter of the parking lot, as required by the [City Center Design Guidelines](#). Additionally, landscaping will be provided along the existing trail, which will assist in screening the proposed retaining wall. The landscape plan demonstrates compliance with the landscaping requirements as outlined in [Section 4-1-D-2](#) of the UDC.

As part of the [City Center Design Guidelines](#), a public amenity area will be provided with this development. The applicant proposes a small plaza area at the trail head along the Central Green Trail and the connection to Elmridge. This amenity area will include landscaping that is similar to the adjacent AdventHealth Life Campus, as well as a seating area.



**Exhibit 4:
Landscape
Plan**



At Left Exhibit 5: Public Amenity Area



A retaining wall will be installed along the Central Green trail as part of this project. The wall will be 11' tall, consisting of two levels along most of the trail. This wall will be constructed of decorative stone blocks with a wall cap. Significant landscaping will be installed along the wall to screen the wall from pedestrians utilizing the trail.

At Left Exhibit 6: Retaining Wall Example

Exhibit 7 below shows a cross-section of the site, demonstrating the relationship between the trail, retaining wall, and the proposed building. The existing trail will sit approximately 20 feet below the ground level of the new building and approximately 55 feet below the top of the building. Significant earthen fill will be brought in to raise the site for this new development.

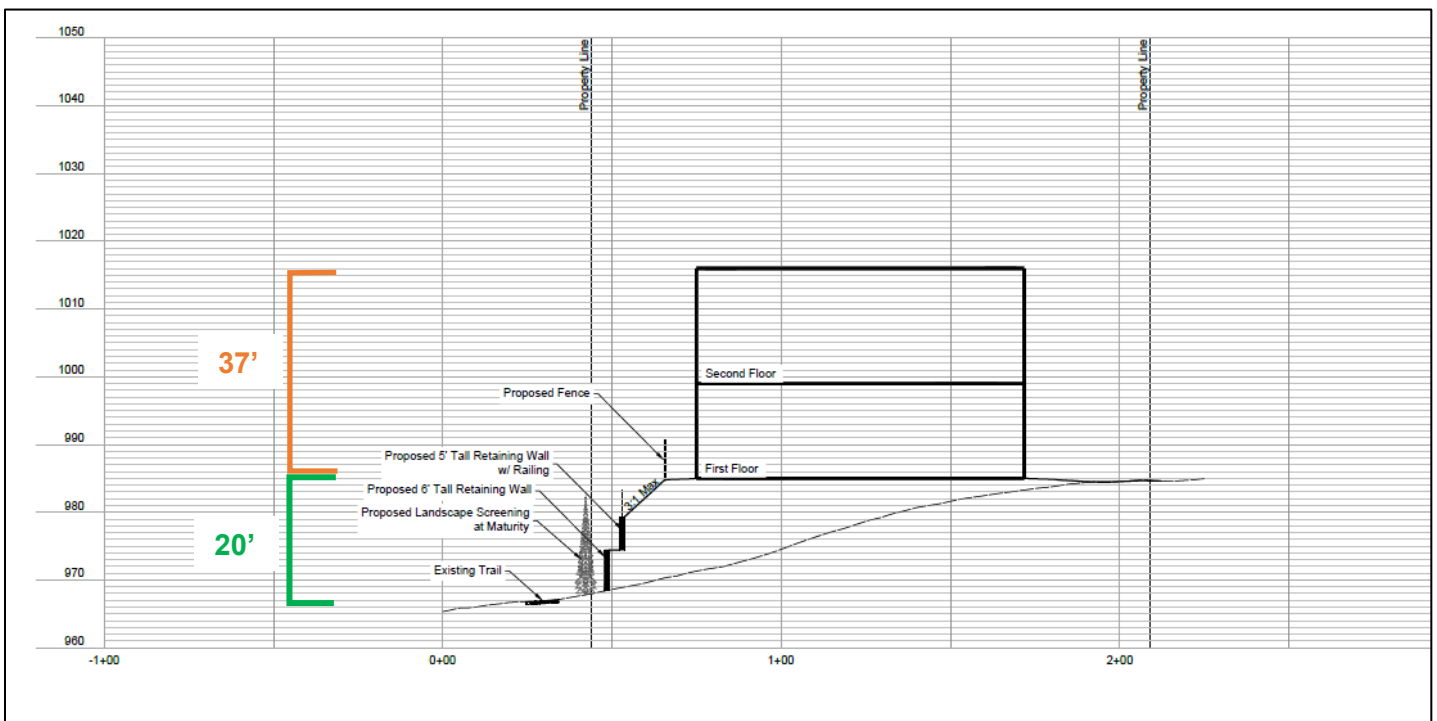


Exhibit 7: Cross Section of Subject Site and Adjacent Trail

ARCHITECTURE

The proposed 14,896 SF building uses a contemporary architectural style and is designed to the [City Center Design Guidelines \(CCDG\)](#) as required by the CC, Zoning District.

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. This is accomplished by the use of belt courses, plinths for columns, projecting window sills, pedestrian-scaled signage at the main entry, and planter boxes surrounding the front elevation, all of which are permitted and encouraged by the CCDG. The building has a well-defined and identified entrance along the private drive on the east side of the building.



Exhibit 8: Renderings looking at the southeast and northeast side of the building

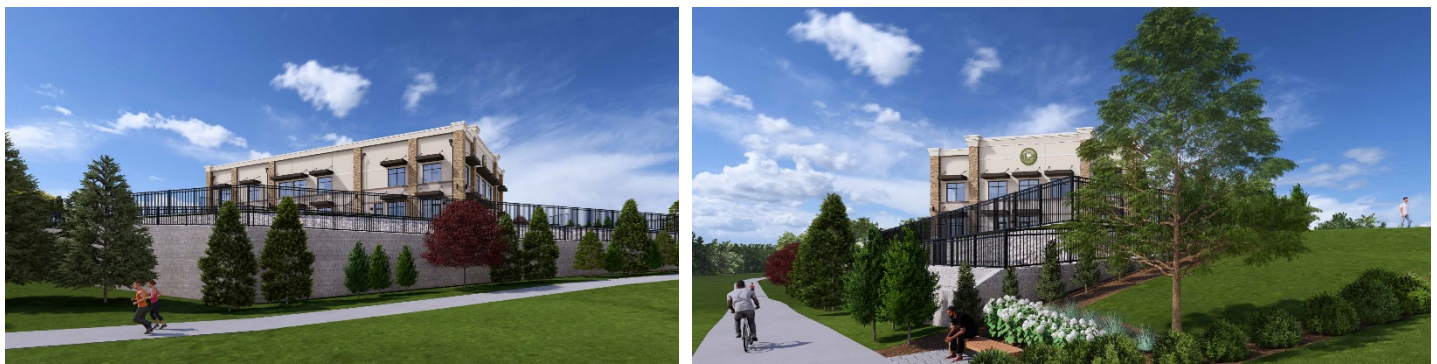
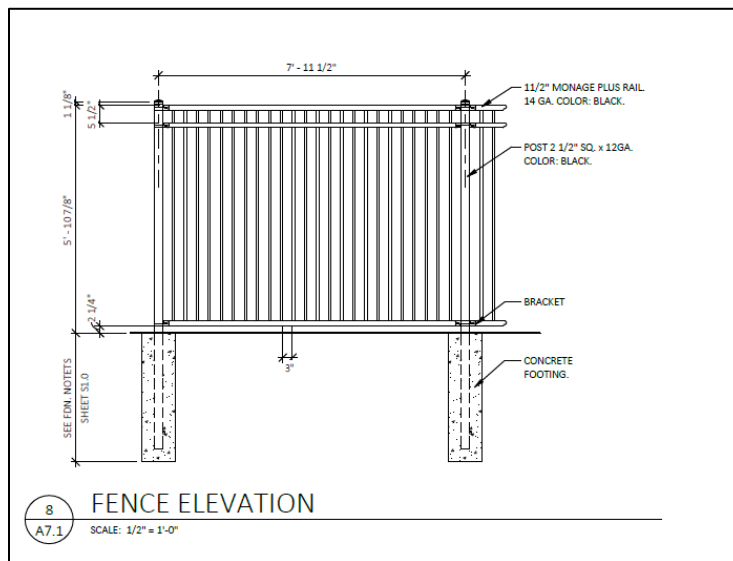
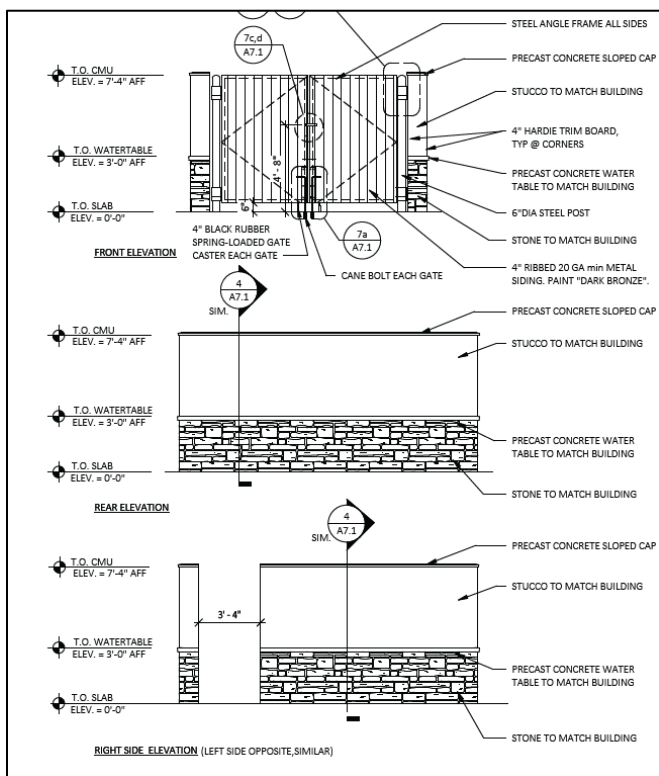
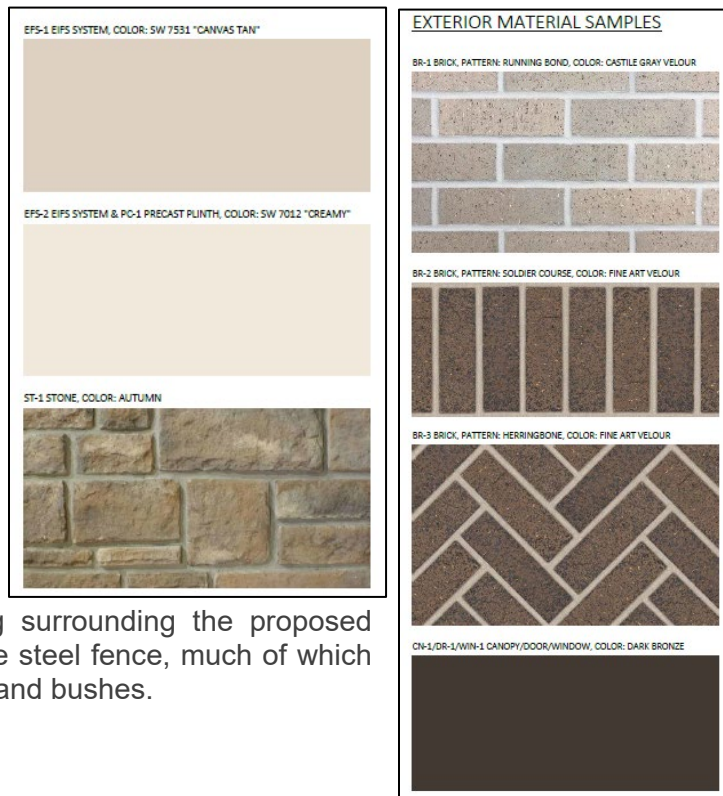


Exhibit 9: Renderings looking at the west and south sides of the building from the trail

The building façade features several details, including material changes, trim elements, and façade articulations, which will prevent the building from having a monotone look. This is accomplished with a variety of brick types and patterns, as well as EIFS, and autumn stone, all of which break up the façade of the building. The canopies utilize a dark bronze aluminum, which contrasts against the lighter EIFS and brick tones found along the façade. On-site mechanical units are located on the roof and are screened by the rooftop parapet consisting of EIFS and stone.

At Right Exhibit 10: Material Palette

The trash enclosure, located to the northwest of the building utilizes stone, EIFS, CMU, with a steel frame and cap around the top of the enclosure, which matches the character of the building. The fencing surrounding the proposed outdoor play areas will be 6-foot tall, black, open-style steel fence, much of which will be screened by landscaping in the form of shrubs and bushes.



Exhibits 11 and 12: Trash Enclosure and Fence Elevations

FINAL PLAT REVIEW

Approval of a final plat is requested to create a new approximately 1.8 acre lot. The plat will be named Advent Health, Lenexa City Center, Fourth Plat. The proposed final plat is consistent with the preliminary plat, which was approved in June 2019 with the overall Advent Health, Lenexa City Center project. There are no tracts within the plat. The proposed final plat is consistent with the approved preliminary plan/plat and the current final plan submittal.

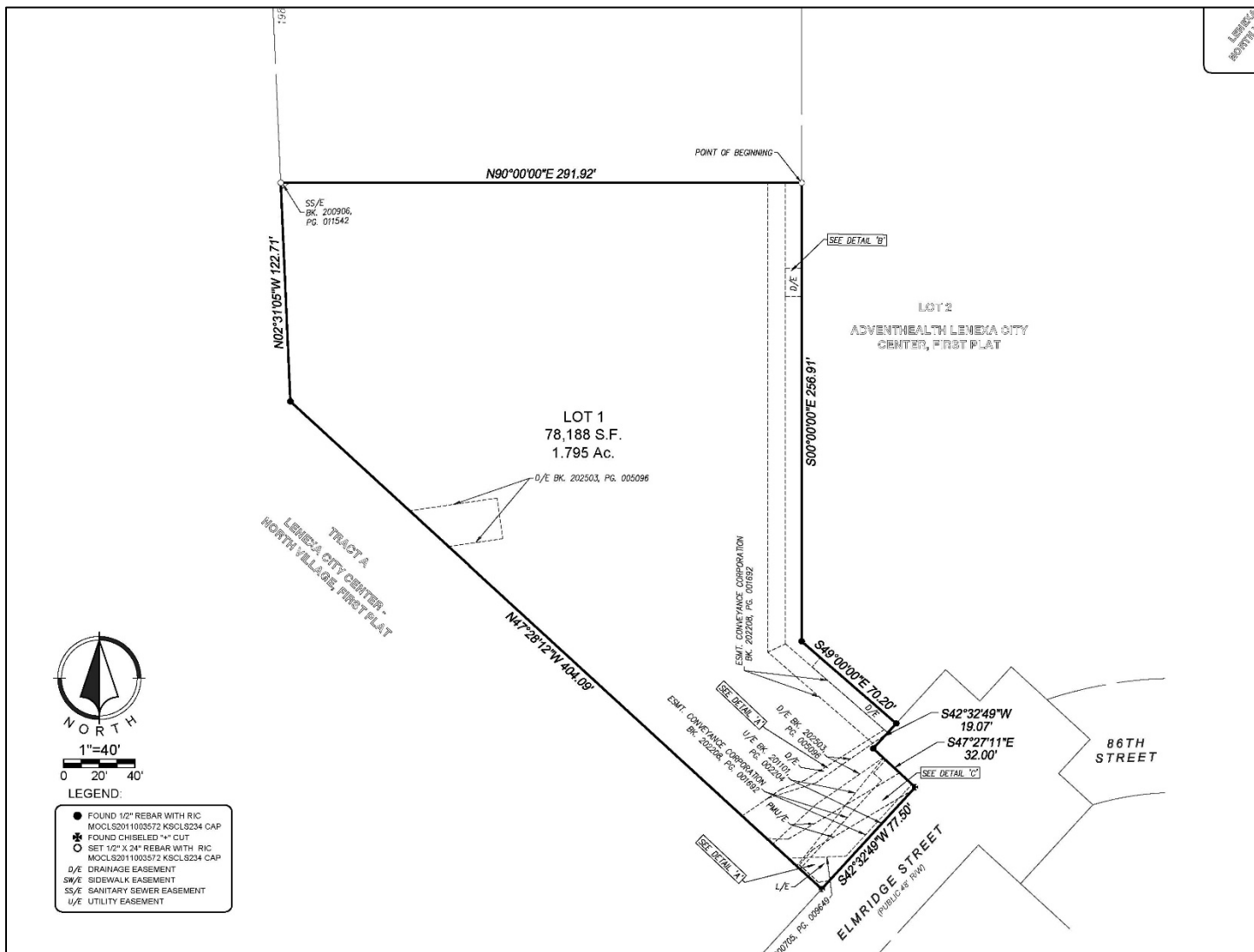


Exhibit 13: Final Plat

The property will receive access from the private drive running along the eastern property line. As part of the plat, there will be a mixed-use trail easement dedication for the existing sidewalk along the southern portion of the site, connecting into the Central Green Trail. This easement will include vehicular access for the Lenexa Parks Department, to allow access for maintenance vehicles.

In addition to the trail easement, there will be easements for drainage and landscaping, to allow for maintenance of the existing landscaping between the sidewalk and Elmridge Street.

TABLE 5: PLAT DEDICATIONS	
Type of Dedication	Dedicated to
Drainage Easement	City of Lenexa
Landscape Easement	City of Lenexa
Mixed-Use Trail Easement	City of Lenexa

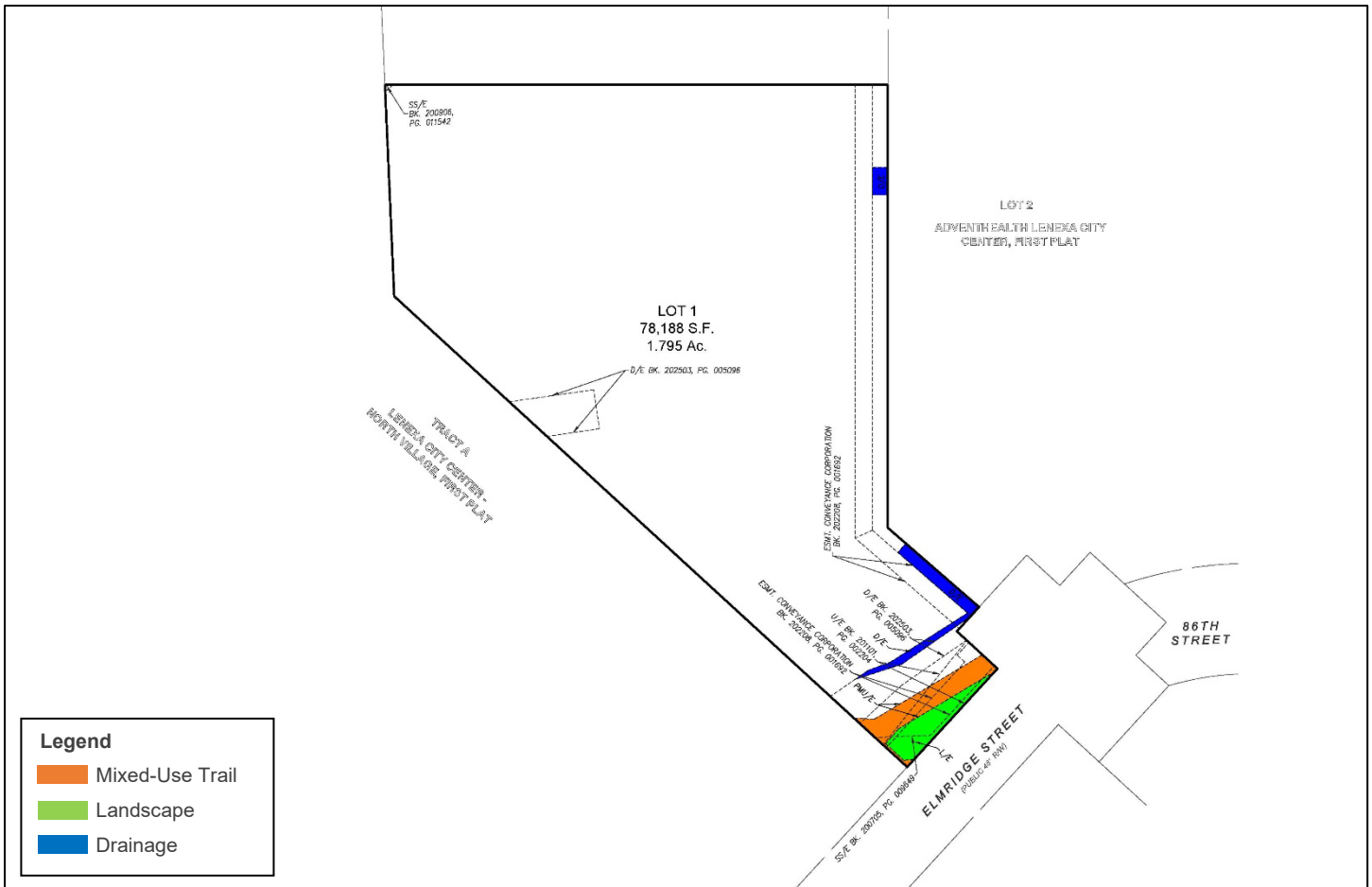


Exhibit 14: Easement Diagram

NEXT STEPS

- The final plan 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 June 16, 2026.
- The final plat requires 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 June 16, 2026.
- 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

★ **Staff recommends approval of the final plan Primrose School of Lenexa City Center and final plat for Advent Health, Lenexa City Center, Fourth Plat.**

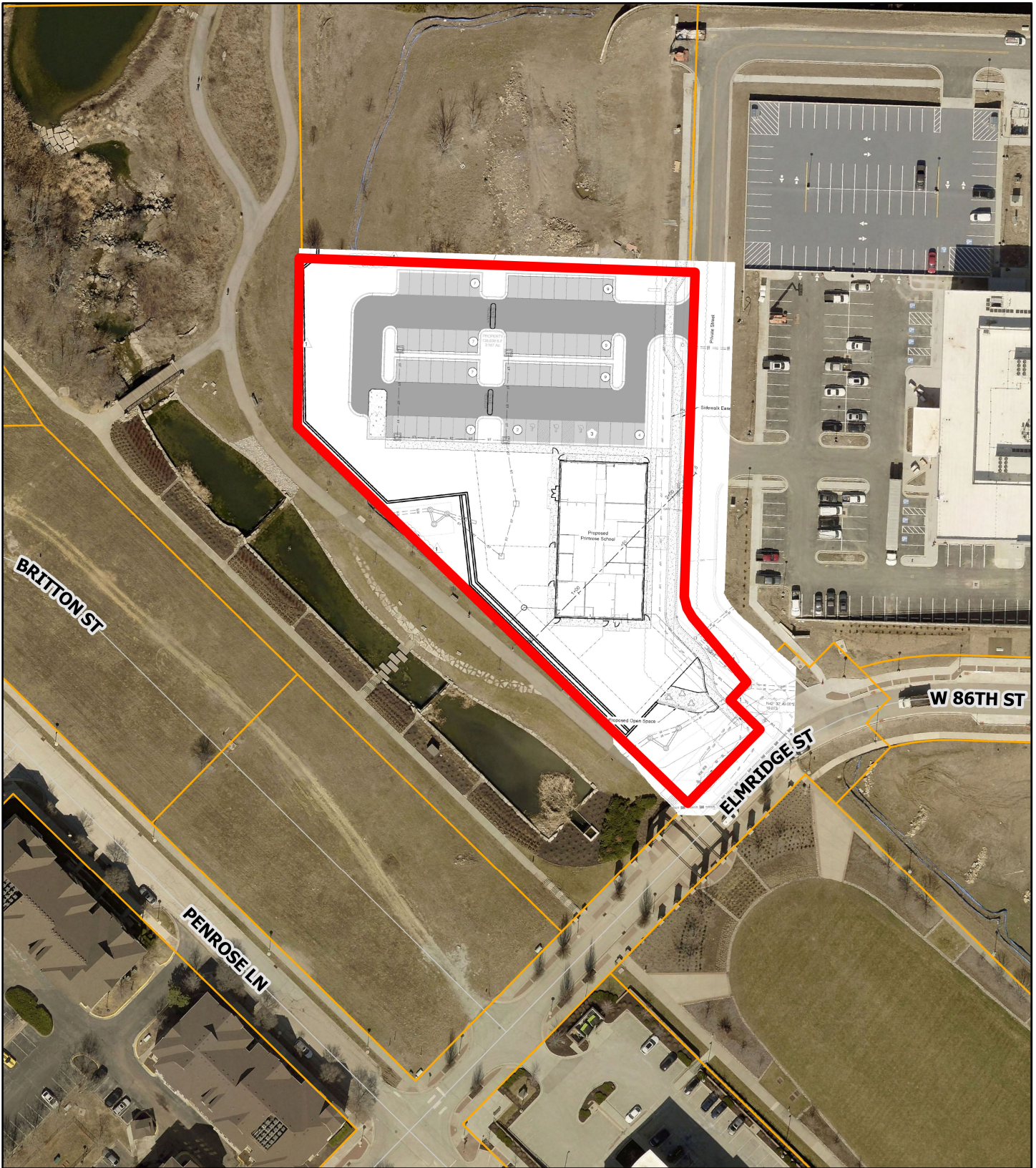
- This project is for the development of a 14,896 SF commercial daycare, which will serve approximately 186 students and employ 30 staff members.
- The project conforms with the Comprehensive Plan, complies with zoning and subdivision regulations, and provides appropriate utility, stormwater, and site design.
- The project is consistent with Lenexa's goals through *Strategic Community Investment and Superior Quality Services* to create *Vibrant Neighborhoods and a Thriving Economy*.

FINAL PLAN

Staff recommends **APPROVAL** of the final plan for PL26-05F – **Primrose School of Lenexa City Center** at the NWC of 86th Street & Elmridge Street, for a daycare, commercial use.

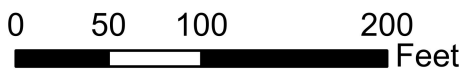
FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT26-17F – **Advent Health, Lenexa City Center, Fourth Plat** at the NWC of 86th Street & Elmridge Street for a one lot commercial plat.



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

Primrose School of Lenexa City Center and Advent Health, Lenexa City Center, Fourth Plat



BENCHMARK

- JCBM 441
Concrete box in I-435 & 87th Street at base of a ramp to I-435 south southwest corner.
Elevation: 1001.85
- BM (A) 1485
Square cut in Southwest corner signal pole base SG 4-13. Located in Southeast corner of intersection at 87th st. Parkway and Penrose Ln.
Elevation: 1007.66
- BM (B) 1088
Square cut in Northwest corner of transformer concrete base. Located 15' east of east edge of Penrose Ln.
Elevation: 1003.72

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.

ZONING

The Project is Currently Zoned (CC).

LEGAL

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 24 EAST OF THE 6TH P.M., IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE N 02°12'39" W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 1327.04 FEET TO THE SOUTHEAST CORNER OF "STONECREEK OF PARKHURST, 1ST PLAT", A SUBDIVISION IN SAID CITY; THENCE S 87°29'00" W, AND ALONG THE SOUTH LINE OF SAID "STONECREEK OF PARKHURST, 1ST PLAT", A DISTANCE OF 256.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RENNER BOULEVARD, AS IT NOW EXISTS, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF RENNER BOULEVARD FOR THE FOLLOWING 17 COURSES; THENCE S 72°53'48" E, 100.39 FEET; THENCE S 15°53'39" E, 303.02 FEET; THENCE S 02°12'39" E, 137.64 FEET; THENCE S 38°41'54" W, 43.09 FEET; THENCE S 59°13'27" W, 43.70 FEET; THENCE S 01°15'24" W, 90.51 FEET; THENCE S 64°27'04" E, 26.89 FEET; THENCE S 50°44'18" E, 13.14 FEET; THENCE S 38°26'34" E, 47.28 FEET; THENCE S 13°49'50" E, 26.16 FEET; THENCE S 02°12'39" E, 163.36 FEET; THENCE S 04°08'55" W, 94.14 FEET; THENCE SOUTHERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5,069.50 FEET, AN ARC LENGTH OF 70.95 FEET AND A CHORD BEARING OF S 02°02'29" E, FOR A DISTANCE OF 70.95 FEET; THENCE S 02°26'32" E, 157.16 FEET; THENCE N 87°33'21" E, 2.99 FEET; THENCE S 02°26'40" E, 41.98 FEET; THENCE S 33°24'09" W, 39.72 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 87TH STREET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 87TH STREET FOR THE FOLLOWING 6 COURSES; THENCE S 88°34'58" W, 396.35 FEET; THENCE N 16°29'19" W, 23.51 FEET; THENCE S 87°32'41" W, 70.40 FEET; THENCE S 02°27'04" E, 14.02 FEET; THENCE S 87°36'08" W, 51.98 FEET; THENCE N 87°11'09" W, 97.03 FEET TO THE SOUTHEAST CORNER OF TRACT B, "LENEXA CITY CENTER - NORTH VILLAGE, FIRST PLAT", A SUBDIVISION IN SAID CITY; THENCE NORTHERLY ALONG THE EASTERLY PLAT LINE OF SAID "LENEXA CITY CENTER - NORTH VILLAGE, FIRST PLAT" FOR THE FOLLOWING 13 COURSES; THENCE N 02°27'11" W, 325.18 FEET; THENCE N 47°27'11" W, 416.23 FEET; THENCE N 42°32'49" E, 60.00 FEET; THENCE N 47°27'11" W, 26.00 FEET; THENCE N 42°32'49" E, 26.00 FEET; THENCE N 47°27'11" W, 60.00 FEET; THENCE S 42°32'49" W, 26.00 FEET; THENCE N 47°27'11" W, 26.00 FEET; THENCE S 42°32'49" W, 60.00 FEET; THENCE S 47°27'11" E, 32.00 FEET; THENCE S 42°32'49" W, 77.50 FEET; THENCE N 47°28'12" W, 404.09 FEET; THENCE N 02°31'05" W, 320.91 FEET TO THE NORTHEAST CORNER OF TRACT A, OF SAID "LENEXA CITY CENTER - NORTH VILLAGE, FIRST PLAT", SAID POINT ALSO BEING ON THE SOUTH LINE OF TRACT B, "STONECREEK OF PARKHURST, 2ND PLAT", A SUBDIVISION IN SAID CITY; THENCE N 87°29'00" E, ALONG SAID SOUTH LINE OF SAID TRACT B AND THE SOUTH LINE OF SAID "STONECREEK OF PARKHURST, 1ST PLAT", 1186.69 FEET TO THE POINT OF BEGINNING; EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS AND PUBLIC RIGHTS OF WAY, AND EXCEPT THOSE PARTS PLATTED AS ADVENTHEALTH LENEXA CITY CENTER, FIRST PLAT AND ADVENTHEALTH LENEXA CITY CENTER, SECOND PLAT, BOTH BEING SUBDIVISIONS IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

UTILITY CONTACTS

- Evergy (888) 471-5275
- Kansas Gas Service (800) 794-4780
- Almos Energy (888) 286-6700
- Water One (913) 895-1800
- Johnson County Wastewater (913) 715-8500
- AT&T Customer Service (800) 288-2020
- AT&T GigaPower Construction Hotline (913) 676-1801
- EverFast Fiber Networks (913) 825-3000
- Spectrum Business Customer Service (855) 477-4169
- Google Fiber Business Customer Service (855) 418-8326
- Google Fiber Construction Hotline (877) 454-6959

UTILITIES

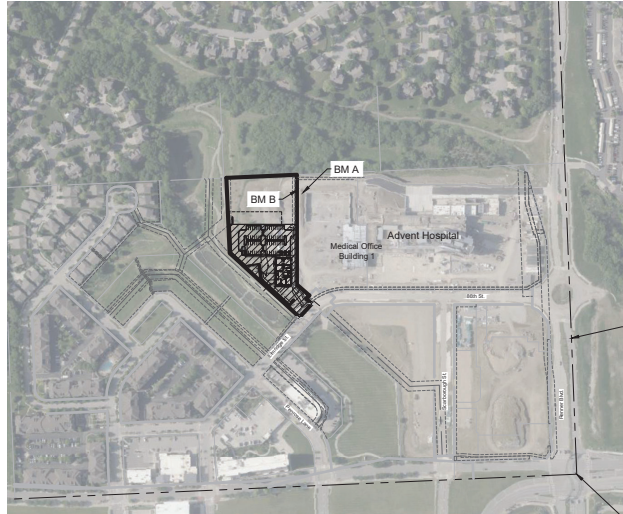
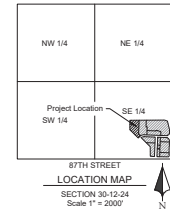
The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate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



Primrose Schools

Lenexa, Johnson County, Kansas
Section S30, Township 12S, Range 24E

FINAL DEVELOPMENT PLAN



East Line of Southeast 1/4 Section 30, Township 12 South, Range 24 East



Southeast Corner Section 30, Township 12 South, Range 24 East

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	Site Plan
C04	Dimension Plan
C05	Grading Plan
C06	Site Section
C07	Utility Plan
C08	Fire Protection Plan
C09	Drainage Plan
C10	Pedestrian Plan
L01	Landscape
L02	Landscape Notes & Details
A0.0	Licensing Plan
A4.0	Exterior Elevations
A4.1	Exterior 3D Renderings
A4.2	Exterior 3D Renderings
A4.3	Exterior 3D Renderings
A7.1	Site Details
	Photometric Plan

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 Flared End Section
	Existing Gas Main		Proposed Rip Rap
	Existing Sanitary Sewer		Proposed Waterline
	Existing Sanitary Manhole		Proposed Fire Hydrant Assembly
	Future Curb and Gutter		Proposed Tee w/ Backing Block and Gate Valves
	Phase Line		Proposed Straddle Block
			Proposed Sanitary Line
			Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
	BL Building Line		UL Utility Easement
	SS/E Sanitary Sewer Easement		AE Access Easement
	DE Drainage Easement		TE Temporary Easement

CONSULTANT

Renaissance Infrastructure Consulting
Attn: Dustin Burton, PE
400 E 17th Street
Kansas City, MO 64108
913.317.9500
dburton@ric-consult.com

FINAL DEVELOPMENT PLAN

25-0164
Primrose Schools
Lenexa, Johnson County, Kansas

Title Sheet

DRAWN BY: %S CHECKED BY: %N

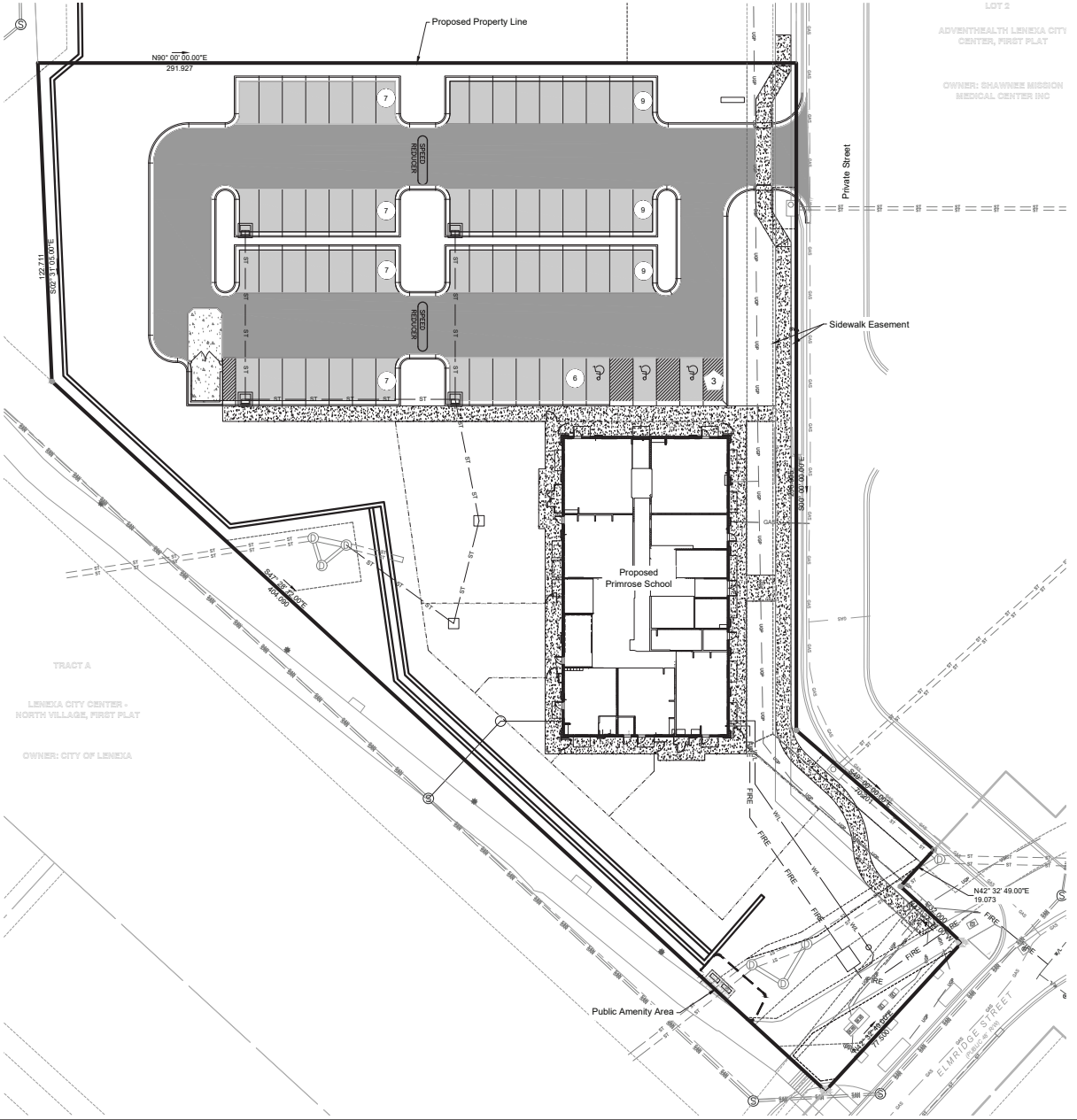
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KANSAS: Origin Customer
NO DATE REVISION



KS Certificate of Authority: E-1814

Sheet
C01

Checked/Date: May 18, 2025, 10:33am
 Drawn/Date: 05/15/25 14:44
 Project: 25-0164 - Final Development Plan for Primrose Schools



LEGAL DESCRIPTION

ZONING
 The Project is Currently Zoned (CC).
SITE DATA TABLE

Use:	Child Care
Existing Zoning:	CC
Lot Area:	1.79 Acres +/-
Total Impervious Area:	0.84 Acres
Open Space Area Required:	298 SF
Open Space Area Provided:	302 SF

- Concrete Pavement
- Asphalt Driveway Pavement
- Asphalt Parking Pavement
- Concrete Sidewalk

Parking Legend:

- Auto Stall:
- ADA Stall:

Parking Data

Required:	
Daycare: 1 per 10 Person Capacity	19
Daycare: 1 per Employee	22
Total Parking	41
Provided:	
Standard Parking Stalls	61
ADA Parking Stalls	3
Total Parking	64

- Asphaltic Pavement - Parking Areas**
- 1-1/2" APWA Type 3-01 AC Surface
 - 2" APWA Type 1-01 AC Base
 - 6" Crushed Stone (3/4" Minus)

- Asphaltic Pavement - Driveways**
- 1-1/2" APWA Type 3-01 AC Surface
 - 3-1/2" APWA Type 1-01 AC Base
 - 6" Crushed Stone (3/4" Minus)

- Heavy Duty Concrete Pavement**
- 8" PC Concrete Pavement (4K KCMMB Mix) Reinforcing to Match Lenexa Commercial Entrance
 - 6" Crushed Stone (3/4" Minus)

- Concrete Sidewalk Pavement**
- 4" PC Concrete Pavement 4k KCMMB Mix
 - 4" Crushed Stone (3/4" Minus)

FINAL DEVELOPMENT PLAN
 25-0164
 Primrose Schools
 Lenexa, Johnson County, Kansas

Site Plan

NO.	DATE	REVISION
1	5/16/2025	City Comments
		ADVISOR: Olgier Sabrowski

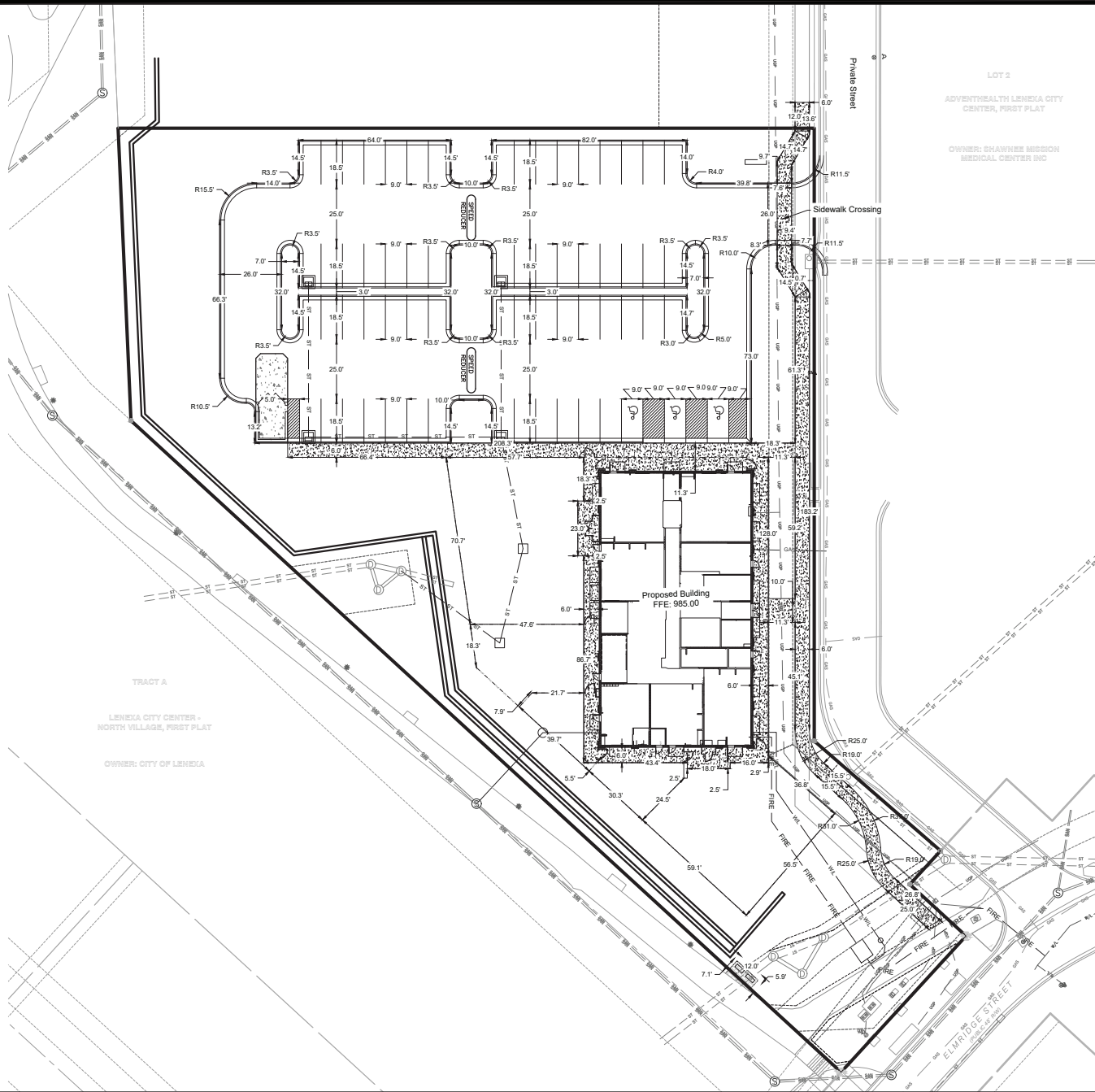
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Renaissance Infrastructure Consulting
 8053 Primrose Lane
 Lenexa, Kansas 66219
 www.riconsult.com
 813.317.9900



Sheet
 C03

Checked/Date: May 18, 2024, 10:33am
Drawn/Date: 05/15/2024, 11:45am
Project: LEHXIA CITY CENTER - NORTH VILLAGE, FIRST PLAT



TRACT A
LEHXIA CITY CENTER -
NORTH VILLAGE, FIRST PLAT
OWNER: CITY OF LEHXIA

LOT 2
ADVENTHEALTH LEHXIA CITY
CENTER, FIRST PLAT
OWNER: SHAWNEE MISSION
MEDICAL CENTER INC



FINAL DEVELOPMENT PLAN
25-0164
Primrose Schools
Lenexa, Johnson County, Kansas

Dimension Plan

NO.	DATE	REVISION
1	5/16/2024	City Comments
		ADVISOR: Original Submittal

DRAWN BY: [Blank] CHECKED BY: [Blank]

Renaissance Infrastructure Consulting
8053 Primrose Lane
Lenexa, Kansas 66219
www.riconsult.com
913.317.9900



Sheet
C04

KS Certificate of Authority: E-1814



Wall Design Intent: Belgard Diamond Pro Meriam Blend Straight Face Retaining Wall or Approved Equal. Final block manufacture and color to be reviewed and approved at permit level.

- RETAINING WALL NOTES**
1. Wall elevations are shown for reference. The Contractor is responsible for the final design of the retaining wall including type, location, elevation, reinforcement, and structural analysis. Final design of the retaining wall shall be by an approved professional engineer licensed in the state of Kansas paid for by the Contractor.
 2. Wall material and final design shall be approved by the City and Owner prior to construction.
 3. The Contractor is responsible for any additional geotechnical analysis required for the design of the retaining walls.
 4. Retaining wall underdrains shall be tied to the onsite stormwater system.
 5. Retaining walls and all associated reinforcement shall remain a minimum 2ft from all property lines.
 6. Retaining wall shall have a railing or fence at the top. Fence or Railing shall be designed by the contractor with approval from the owner.

LEGEND

- Existing Major
- - - Existing Minor
- Proposed Major
- - - Proposed Minor

Stormwater Notes

1. Water Quality is Provided by Existing Stormwater Unit.
2. Stormwater Detention is not Required. Existing Storm Systems are in place that convey runoff to regional detention.



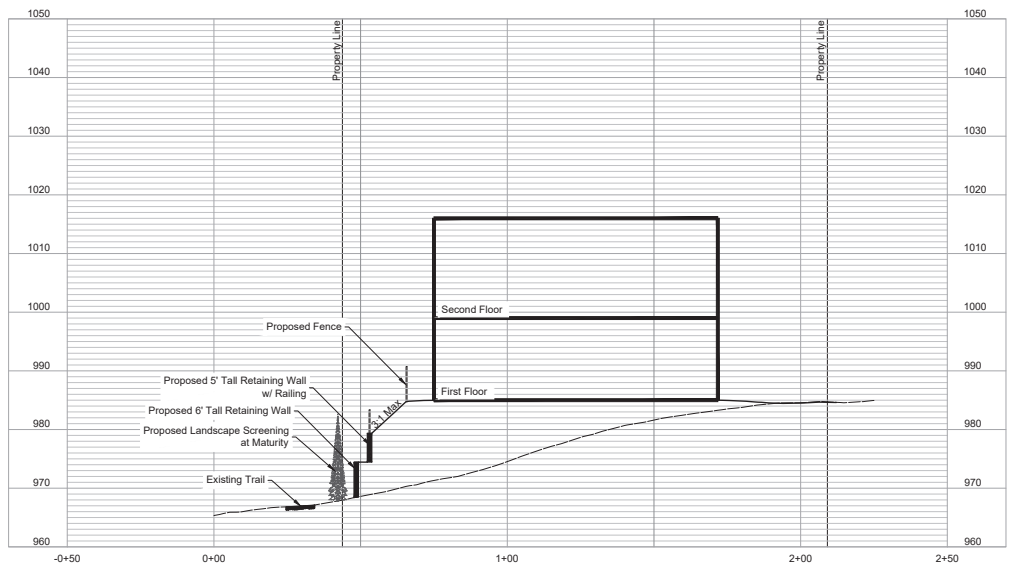
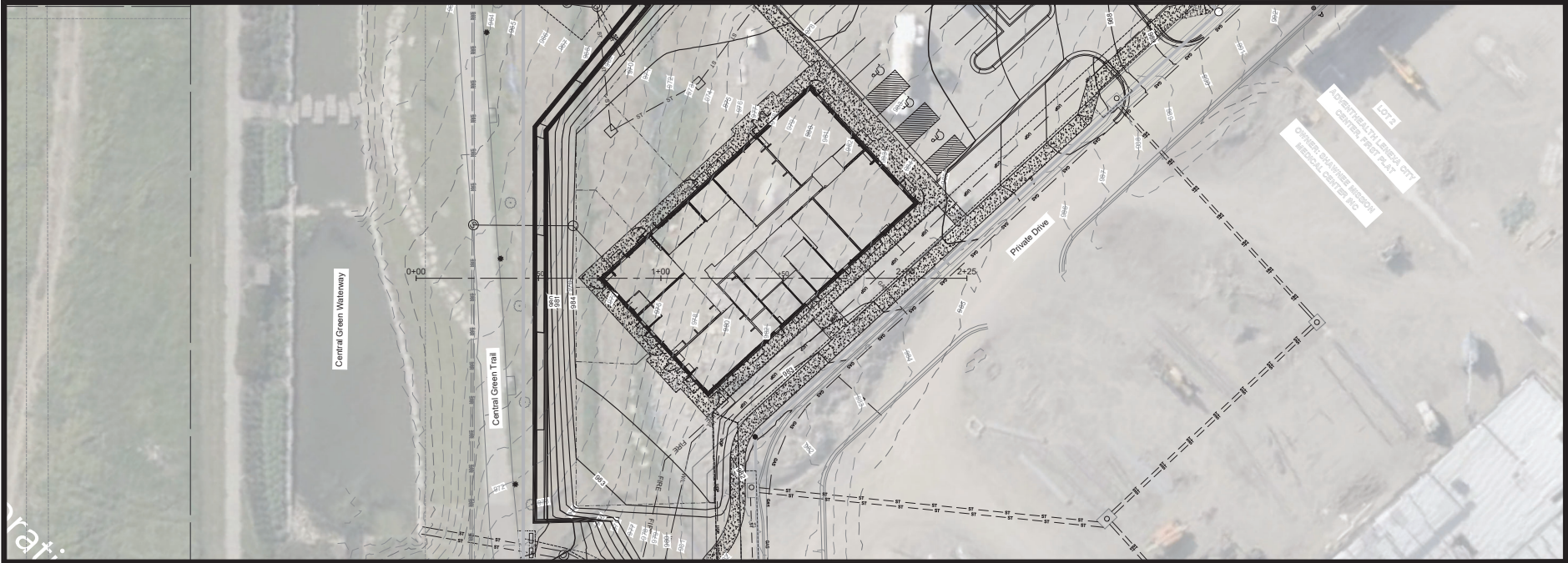
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1	5/16/2024	City Comments
		APPROVED: Original Submittal

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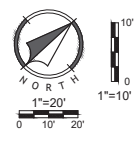
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8052 Primrose Lane
Lenexa, Kansas 66219
www.riconsult.com
913.317.9900
KS Certificate of Authority: E-1814

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Chris Kiefer
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Profile



FINAL DEVELOPMENT PLAN
25-0164
Primrose Schools
Lenexa, Johnson County, Kansas

Site Section

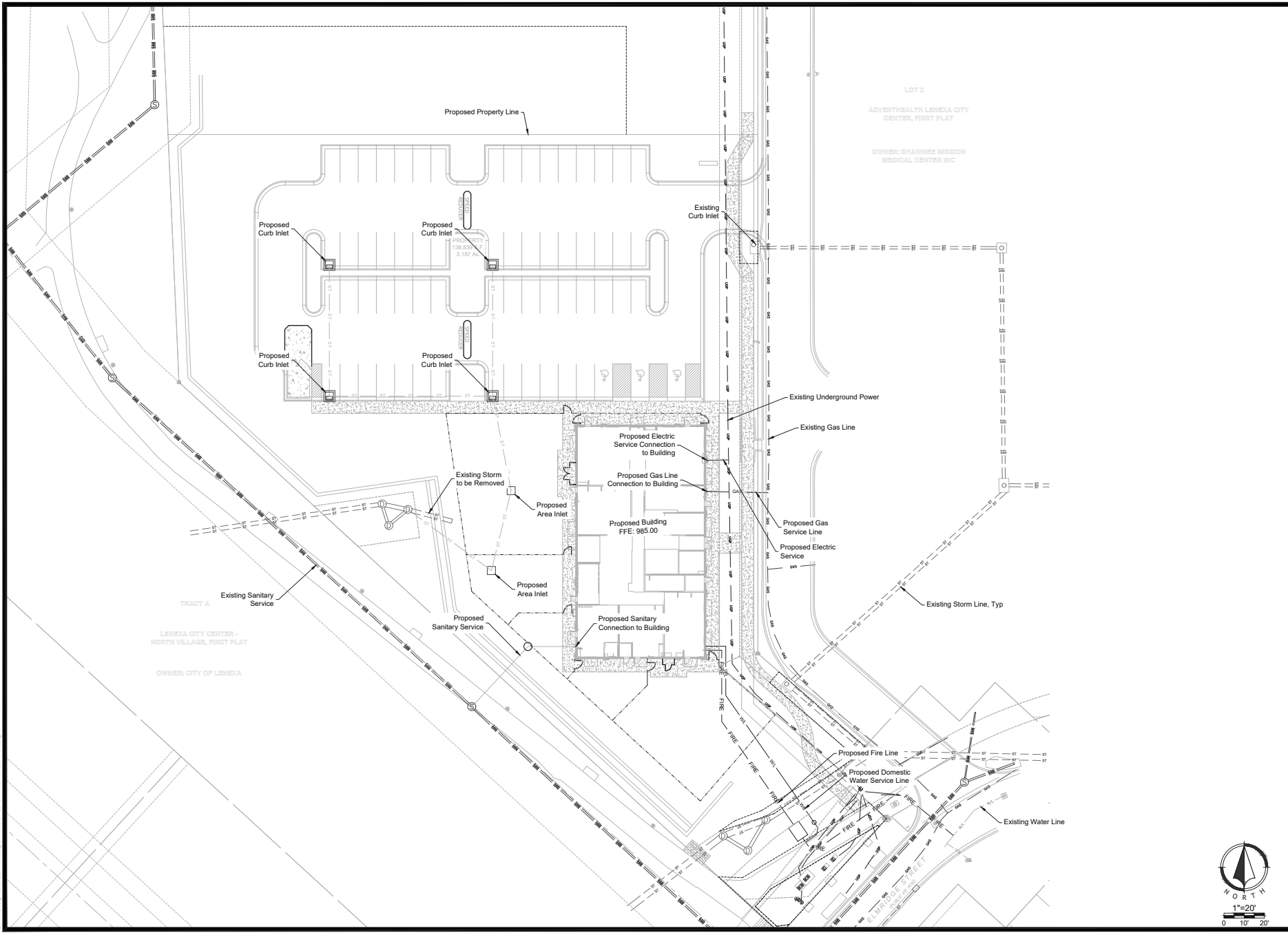
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1	5/18/2025	City Comments
		Original Submittal

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FINAL DEVELOPMENT PLAN
 25-0164
 Primrose Schools
 Lenexa, Johnson County, Kansas

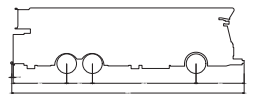
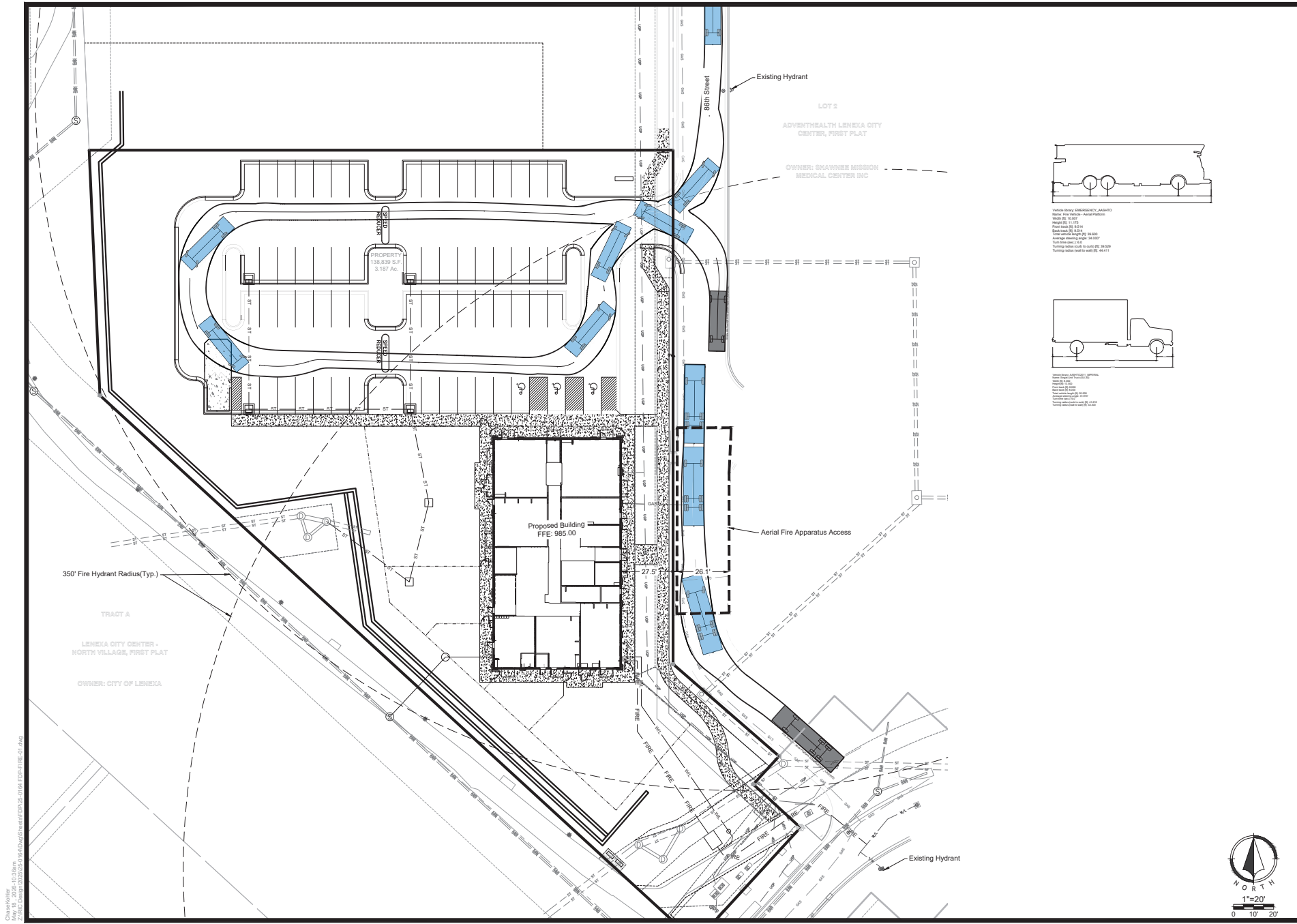
Utility Plan

NO.	DATE	REVISION
1	5/16/2024	City Comments
		ADVISOR: Olgier Schmidt

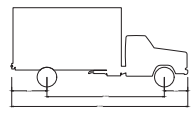
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Vehicle Size: EMERGENCY LIGHTS
 Make: Fire Vehicle - Aerial Platform
 Model: 16100
 Year: 2016
 GVW: 17,500
 Gross Axle Wt. 12,100
 Gross Axle Wt. 5,400
 Average Wheel Spacing: 10,000
 Turn Time: 15.0
 Turning Radius: 100.00
 Turning Radius: 100.00



Vehicle Size: Aerial Platform
 Make: Fire Vehicle - Aerial Platform
 Model: 16100
 Year: 2016
 GVW: 17,500
 Gross Axle Wt. 12,100
 Gross Axle Wt. 5,400
 Average Wheel Spacing: 10,000
 Turn Time: 15.0
 Turning Radius: 100.00
 Turning Radius: 100.00

FINAL DEVELOPMENT PLAN
 25-0164
 Primrose Schools
 Lenexa, Johnson County, Kansas

Fire Protection Plan

NO.	DATE	REVISION
1	5/18/2024	City Comments
		Original Submittal

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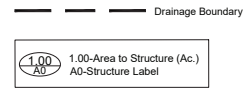
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FINAL DEVELOPMENT PLAN
 25-0164
 Primrose Schools
 Lenexa, Johnson County, Kansas

Drainage Plan

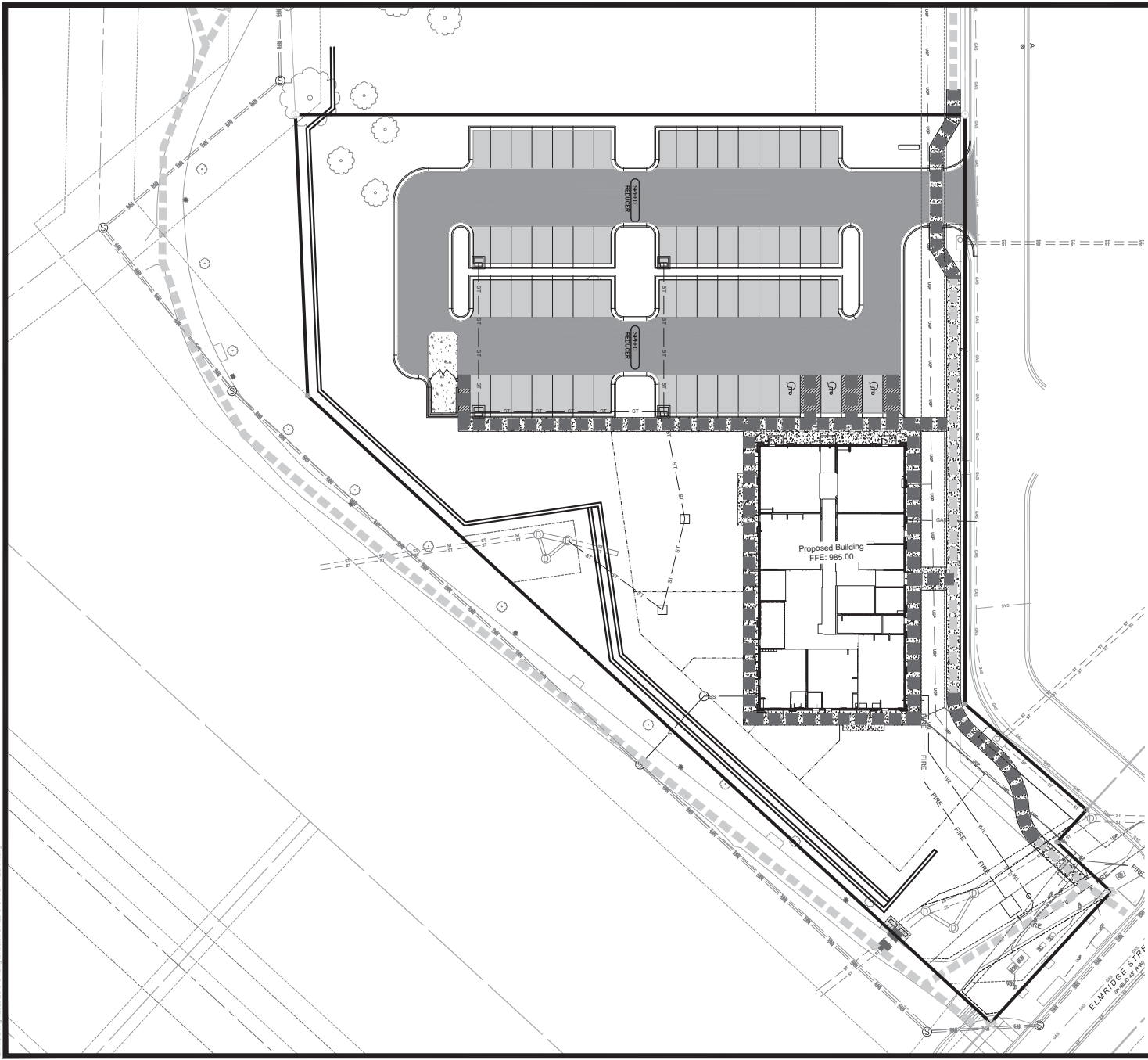
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1	5/18/2020	City Comments
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- LEGEND**
- PEDESTRIAN PATHWAY
 - PEDESTRIAN PATHWAY
 - EXISTING PUBLIC SIDEWALK
 - PEDESTRIAN PATHWAY NOT ADA ACCESSIBLE



FINAL DEVELOPMENT PLAN
 25-0164
 Primrose Schools
 Lenexa, Johnson County, Kansas

Pedestrian Plan

NO.	DATE	REVISION	DRAWN BY	CHECKED BY
1	5-18-2020	City Comments		
		Original Submittal		

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 Kansas City, Missouri 64108
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 MO Certificate of Authority: E-201003353

Sheet
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LENEXA LANDSCAPE CALCULATIONS

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

Required: Adj. to Local = 2 shade trees + 12 shrubs / 100'; 20' depth

Provided: East local road (293') = 6 shade trees + 35 shrubs
 Elmridge Street (96') = 2 shade trees + 12 shrubs

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

Required: Adj. to Building/Open Area = 1 shade tree / 100'
 Adj. to Parking Lot = 1 shade tree + 9 shrubs / 100'
 Adj. to Service Area = As above + evergreen trees & shrubs to form complete visual screen

Provided: North PL adj. to open area (43') = 1 shade tree
 North PL adj. to parking lot (249') = 2 shade trees + 22 shrubs
 West PL adj. to building/open area (400') = 4 shade trees + 36 shrubs
 West PL adj. to parking lot (127') = 1 shade tree + 11 shrubs

Internal Parking Lot (Per UDC 4-1-D-2-M)

Required: 7.5% internal landscaping for office and commercial sites
 1 tree / 300 sf of overall internal landscaped area, with at least 1 tree / island

Provided: 24,064 sf parking lot x 7% = 1,684 sf required (2,213 sf actual) + 8 trees

Landscaping of Monument Signs (Per UDC 4-1-D-2-O)

Required: An area equal to 3 x the combined total area of the face of the sign and monument base; 1 shade tree / 500 sf required landscaped area; 1 ornamental tree / 200 sf required landscaped area; 2 shrubs / 20 sf required landscaped area

Provided: 9'x4' monument sign = 36 sf x 3 = 108 sf area, 1 shade tree, 1 ornamental, 11 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: As required

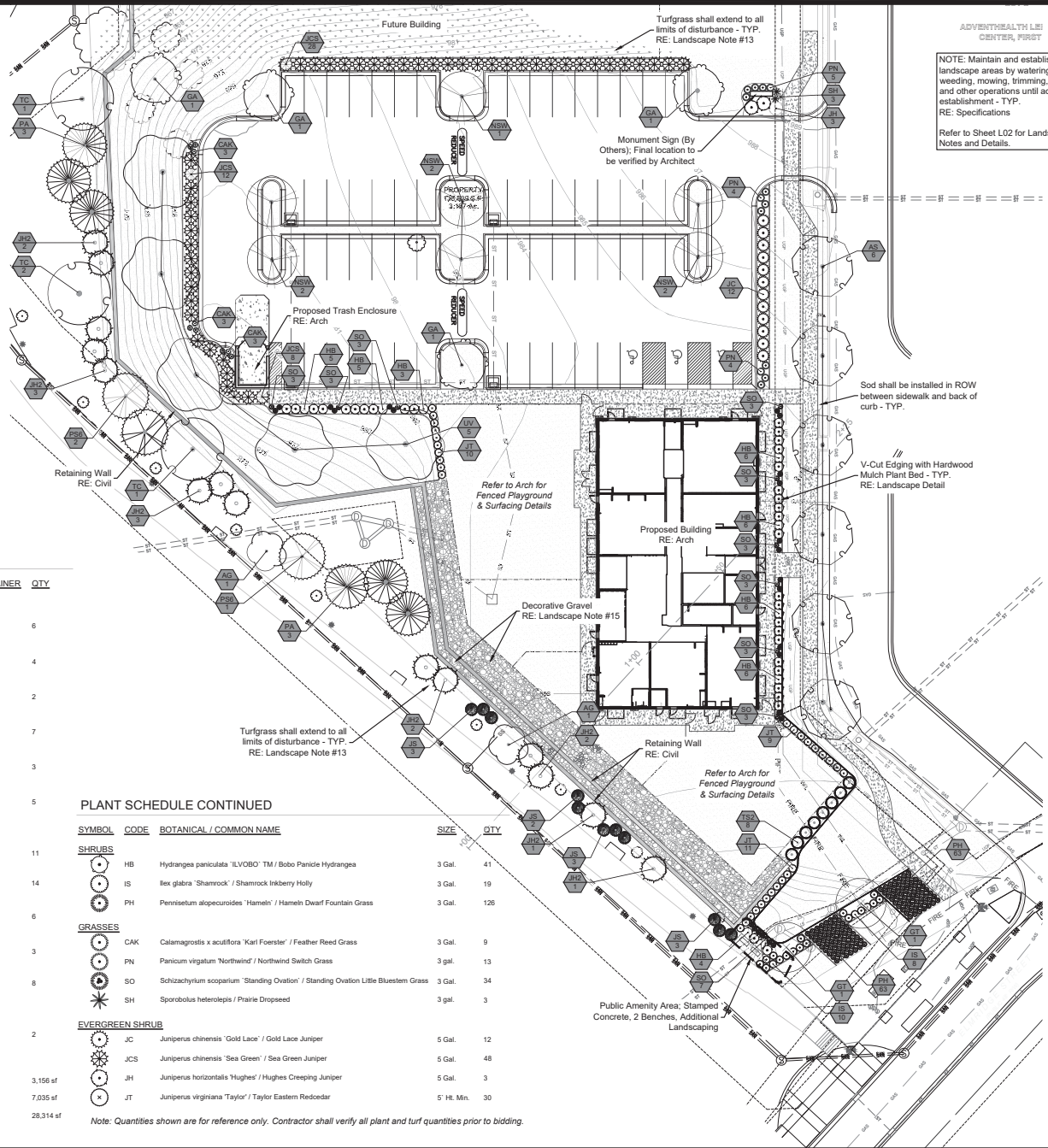
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AS	Acer rubrum 'Red Sunset' / Red Sunset Maple	2" Cal.	B&B	6
	GA	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	2" Cal.	B&B	4
	GT	Gleditsia triacanthos 'Inermis' 'Shademaster' TM / Shademaster Locust	B&B	2" Cal.	2
	NSW	Nyssa sylvatica 'Wildfire' / Black Gum	2" Cal.	B&B	7
	TC	Tilia cordata 'Greenspire' / Littleleaf Linden	2" Cal.	B&B	3
	UV	Ulmus americana 'Valley Forge' / Valley Forge American Elm	2" Cal.	B&B	5
EVERGREEN					
	JS	Juniperus chinensis 'Spartan' / Spartan Juniper	5' Ht.	B&B	11
	JH2	Juniperus virginiana 'Hillspire' / Hillspire Juniper	5' Ht.	B&B	14
	PA	Picea abies / Norway Spruce	5' Ht.	B&B	6
	PS6	Pinus strobus / White Pine	5' Ht.	B&B	3
	TS2	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5' Ht.	B&B	8
ORNAMENTAL					
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	6' Ht.	B&B	2
GROUND COVERS					
	DC	Decorative Gravel / 1"-3" River Rock from Local Source	ROCK		3,156 sf
	TF2	Turfgrass Seed Fescue Mix; RE: Notes / Fescue Seed	SEED		7,035 sf
	TF	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD		28,314 sf

PLANT SCHEDULE CONTINUED

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	HB	Hydrangea paniculata 'ILVOBO' TM / Bobo Panicle Hydrangea	3 Gal.	41
	IS	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 Gal.	19
	PH	Pennisetum alopecuroides 'Hamelin' / Hamelin Dwarf Fountain Grass	3 Gal.	126
GRASSES				
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal.	9
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	3 gal.	13
	SO	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem Grass	3 Gal.	34
	SH	Sporobolus heterolepis / Prairie Dropseed	3 gal.	3
EVERGREEN SHRUB				
	JC	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.	12
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	48
	JH	Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	5 Gal.	3
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	5' Ht. Min.	30

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



ADVENTHEALTH LEI
 CENTER, FIRST

NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.
 RE: Specifications
 Refer to Sheet L02 for Landscape Notes and Details.

FINAL DEVELOPMENT PLAN
 25-0164
 Primrose Schools
 Lenexa, Johnson County, Kansas

Landscape

NO.	DATE	REVISION
1	5/18/2024	City Comments
2	5/20/2024	Design Comments

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 Lenexa, Kansas 66150
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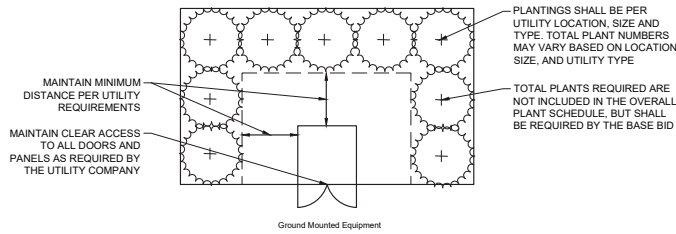
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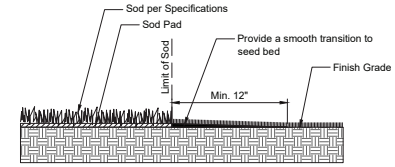
LANDSCAPE NOTES

- 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.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- 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 SUPERCEDE SCHEDULED QUANTITIES.
- 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.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- 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.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- 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.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- 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.
- 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

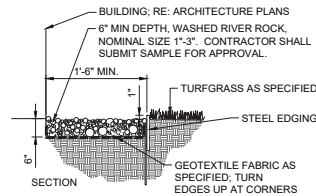


UTILITY BOX SCREENING DETAILS - NTS



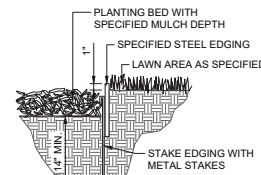
NOTES:
1. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION FROM SODDED AREAS TO SEEDED AREAS.

SEED TO SOD TRANSITION DETAIL



NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE 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. CONTRACTOR SHALL CUT TOP EDGES AS NEEDED TO BE PARALLEL WITH GRADE.
5. ALL GRAVEL SHALL BE INSTALLED OVER A GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).
6. GRAVEL SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. FILTER FABRIC SHALL NOT BE VISIBLE AFTER GRAVEL INSTALLATION.

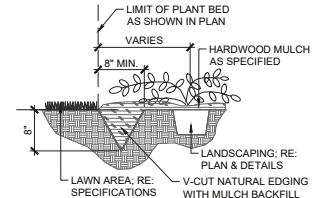
MOW EDGE DETAIL - NTS



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.

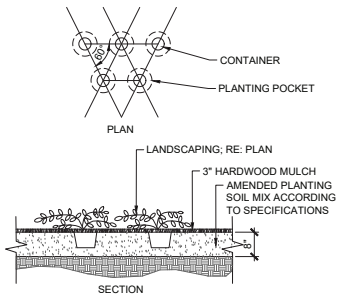
STEEL EDGING DETAIL - NTS

NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANT BED 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.

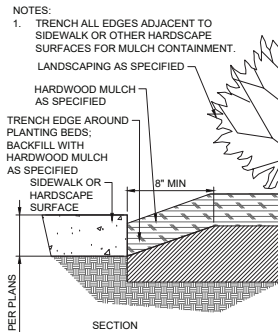


V-CUT NATURAL EDGE DETAIL - NTS

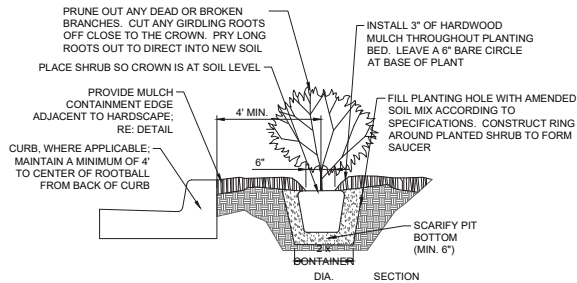
NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



CONTAINER PLANTING DETAIL - NTS

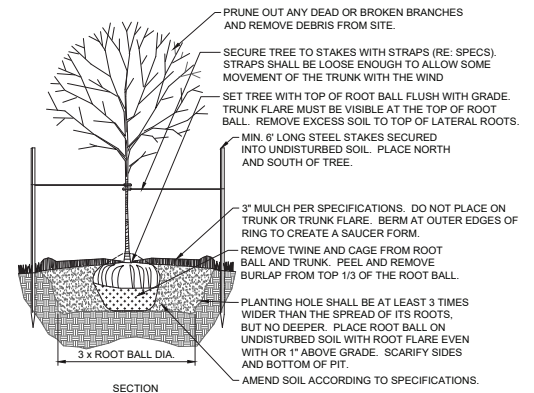


MULCH CONTAINMENT DETAIL - NTS



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



DECIDUOUS TREE PLANTING DETAIL - NTS

NO.	DATE	REVISION

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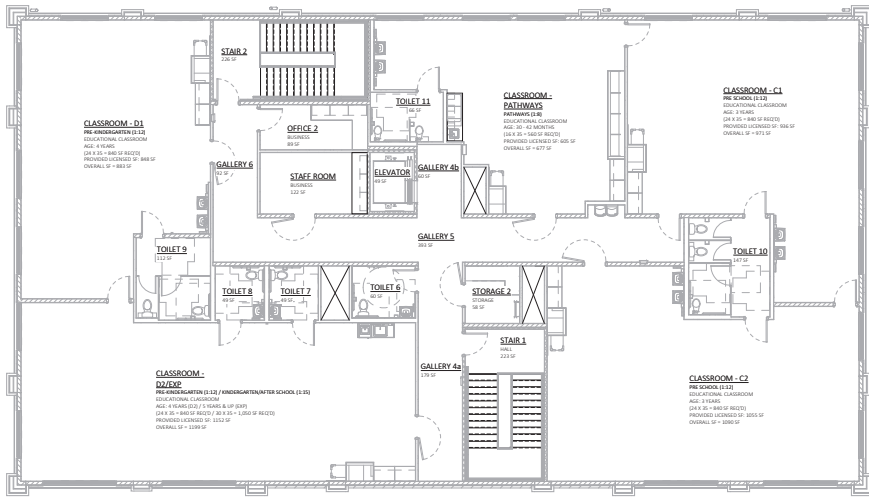
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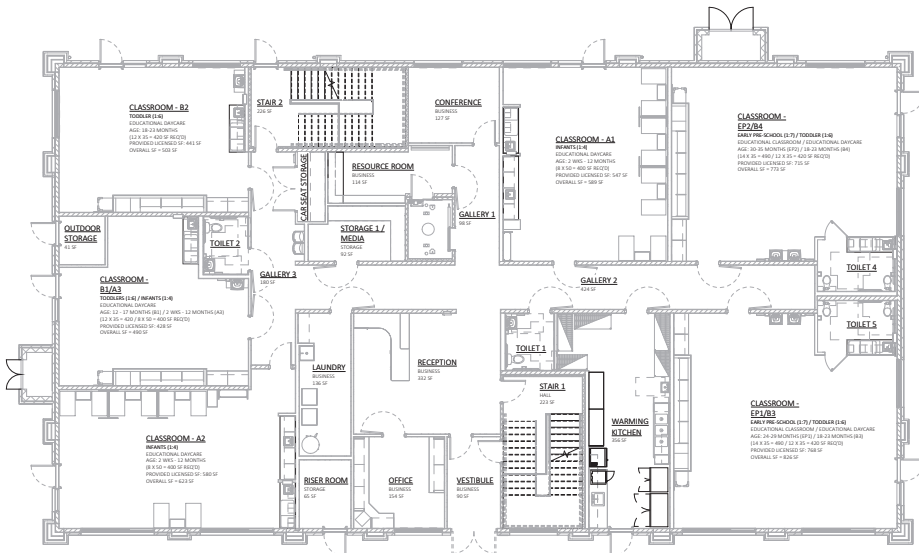
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BUILDING PROGRAM - KS
Primrose School - Kansas (KS) 04/30/2026

Classroom	Ages			Ratio			Max Group Size			Square Footage / FTE		Staff Required	Required Area S.F.	Proposed Area S.F.	Proposed Capacity	
	PSFC	State	Proposed	PSFC	State	Proposed	PSFC	State	Proposed	PSFC	State					
A1 - Infants	0 - 12 Months	2 Wks - 12 Months	2 Wks - 12 Months	1:4	1:4	1:4	8	8	8	50	28	50	2	400	547	8
A2 - Infants	0 - 12 Months	2 Wks - 12 Months	2 Wks - 12 Months	1:4	1:4	1:4	8	8	8	50	28	50	2	400	580	8
B1 - Toddlers / A3 - Infants	12 - 24 Months / 0 - 12 Months	12 - 30 Months	12 - 17 Months	1:6	1:6	1:6	12	12	12	35	28	35	2	420	428	12
B2 - Toddlers	12 - 24 Months	12 - 30 Months	18 - 23 Months	1:6	1:6	1:6	12	12	12	35	28	35	2	420	441	12
EP1 - Early Preschool / B3 - Toddlers	24 - 29 Months / 12 - 24 Months	24 - 36 Months / 18 - 23 Months	24 - 29 Months / 18 - 23 Months	1:8	1:7	1:7	16	14	14	35	35	35	2	490	768	14
EP2 - Early Preschool / B4 - Toddlers	30 - 35 Months / 12 - 24 Months	24 - 36 Months / 18 - 23 Months	30 - 35 Months / 18 - 23 Months	1:8	1:7	1:7	16	14	14	35	35	35	2	490	715	14
PW - Pathways	30 - 42 Months	30 Months - 5 Years	30 - 42 Months	1:8	1:12	1:8	16	24	16	35	35	35	2	560	605	16
C1 - Preschool	3 Years	30 Months - 5 Years	3 Years	1:12	1:12	1:12	24	24	24	35	35	35	2	840	936	24
C2 - Preschool	3 Years	30 Months - 5 Years	3 Years	1:12	1:12	1:12	24	24	24	35	35	35	2	840	1055	24
D1 - Pre-Kindergraten	4 Years	30 Months - 5 Years	4 Years	1:12	1:12	1:12	24	24	24	35	35	35	2	840	848	24
D2 - Pre-Kindergraten / EXP - Explorers	4 Years / 5 Years +	30 Months - 5 Years	4 Years / 5 Years	1:12 / 1:15	1:12 / 1:15	1:12 / 1:15	24 / 30	24 / 30	24 / 30	35 / 35	35 / 35	35 / 35	2	840 / 1050	1152 / 80	24 / 30
												22	6380 - 6750	8075	172 - 186	

2 SECOND FLOOR LICENSING PLAN
SCALE: 1/8" = 1'-0"
NORTH



1 FIRST FLOOR LICENSING PLAN
SCALE: 1/8" = 1'-0"
NORTH

PRIMROSE SCHOOLS
W 86TH STREET
LENEXA, KS



PRIMROSE SCHOOLS FRANCHISING COMPANY
1300 NEWBY WALK, SUITE 1200E
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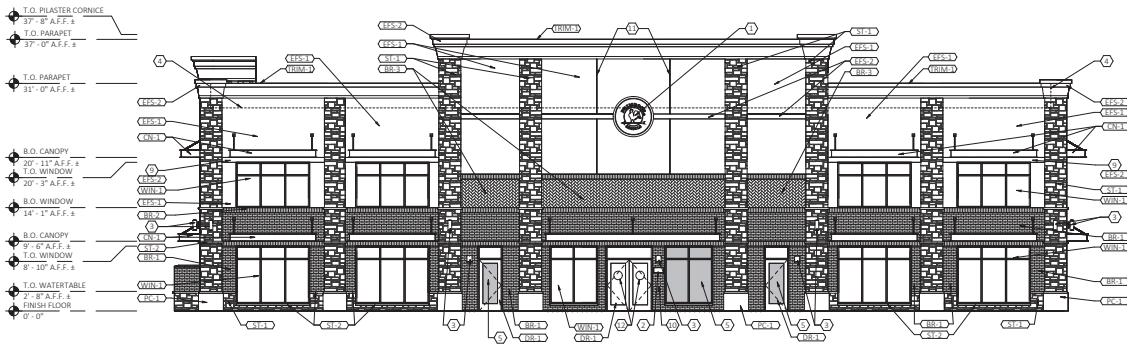
05/15/26

NOT FOR CONSTRUCTION

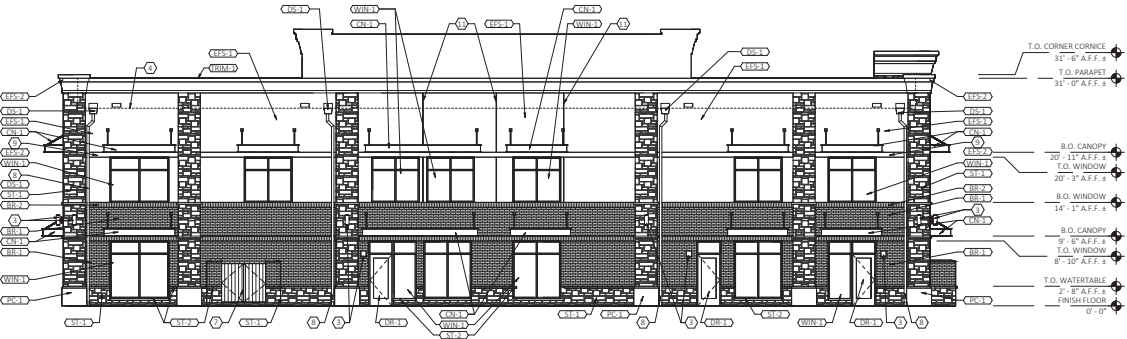
Drawn/Checked AD/ALD
Project Number 2404529
Bid Date -
Permit Date -
For Construction -

LICENSING PLAN

A0.0



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYED NOTES

- 1 60" ROUND LED LIGHTING SIGN (INTERNALLY ILLUM.) SEE SJA-2.4 FOR MOUNTING DETAIL.
- 2 BEIGE ALUMINUM PLAGUE W/5" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
- 3 LIGHTING, REFER TO ELECTRICAL DRAWINGS.
- 4 ROOF LINE BEHIND PARAPET WALL.
- 5 GLAZING TO RECEIVE WINDOW FILM, TINT-1. SEE FINISH SCHEDULE SHEET A2.2.
- 6 6'-0" TALL SOLID VINYL FENCE W/ (2) 2'-0" GATES.
- 7 6'-0" TALL SOLID VINYL FENCE W/ (2) 3'-0" GATES.
- 8 DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
- 9 8" EIFS TRIM.
- 10 KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
- 11 1/2" REVEAL JOINT, TYP.
- 12 12" ETCHED GLASS DECAL LOGO TO BE ADHERED ON INTERIOR SIDE.

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
BR-1	BRICK (FIELD)	GLEN GERY; CASTLE GRAY VELOUR, MORTAR COLOR: LIGHT GRAY
BR-2	BRICK SOLDIER COURSE	GLEN GERY; FINE ART VELOUR, MORTAR COLOR: LIGHT GRAY
BR-3	BRICK HERRINGBONE	GLEN GERY; FINE ART VELOUR; MORTAR COLOR: LIGHT GRAY
CN-1	CANOPY	MFR: LAWRENCE FABRIC & METAL. COLOR: DARK BRONZE
DR-1	FULL LITE DOOR	ALUMINUM STOREFRONT DOOR. COLOR (INTERIOR & EXTERIOR): DARK BRONZE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DS-1	SCUPPER & DOWNSPOUTS	COLOR TO MATCH SW 7531 "CANVAS TAN". 6"
EPS-1	1-1/2" DRAINABLE EPS SYSTEM (FIELD)	COLOR TO MATCH SW7531 CANVAS TAN
EPS-2	1-1/2" DRAINABLE EPS SYSTEM (CORNER AND TRIM)	COLOR TO MATCH SW7012 CREAMY
PC-1	PRECAST CONCRETE PLINTH	D. C. KERCKHOFF COMPANY. COLOR TO MATCH SW7012 "CREAMY"
ST-1	STONE	CONESTAR STONE - LIBERTY CLASSIC - AUTUMN, GROUT: LIGHT BUFF
ST-2	CAST STONE SILL	STONE SILL COLOR: MAPLE
TRIM-1	METAL COPING	METAL COPING COLOR TO MATCH EPS-2
WIN-1	WINDOW	ALUMINUM FRAMED GLAZING. COLOR: DARK BRONZE. SEE WINDOW SCHEDULE.

PRIMROSE SCHOOLS

W 86TH STREET
LENEXA, KS

PRIMROSE SCHOOLS FRANCHISING COMPANY
2300 WINDY HILL ROAD, SUITE 1000E
ATLANTA, GEORGIA 30339-5640
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CONSTR. DATE & REVISIONS

05/15/26

NOT FOR CONSTRUCTION

Drawn/Checked	ADJ/ALD
Project Number	2404529
Bid Date	-
Permit Date	-
For Construction	-

EXTERIOR ELEVATIONS

A4.0

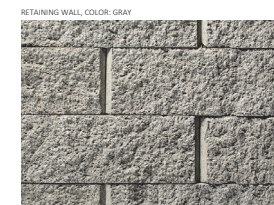
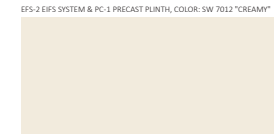
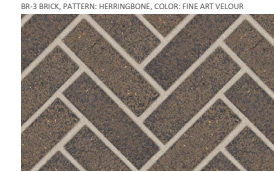


1 EAST ELEVATION VIA DRIVE
A4.1 SCALE: 1/2" = 1'-0"



2 EAST ELEVATION VIA HOSPITAL
A4.1 SCALE: 1/2" = 1'-0"

EXTERIOR MATERIAL SAMPLES



PRIMROSE SCHOOLS
W 86TH STREET
LENEXA, KS



PRIMROSE SCHOOLS FRANCHISING COMPANY
2300 WHEAT HILL ROAD, SUITE 1000
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CONSTR. DOC. & REFLECTIONS

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CONSTRUCTION

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Project Number	2404529
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Permit Date	-
For Construction	-

EXTERIOR 3D
RENDERINGS

A4.1



1
A4.2 SOUTHEAST CORNER VIA SIDEWALK
SCALE: 1/2" = 1'-0"



2
A4.2 NORTHEAST CORNER VIA SIDEWALK
SCALE: 1/2" = 1'-0"

PRIMROSE SCHOOLS
W 86TH STREET
LENEXA, KS



PRIMROSE SCHOOLS FRANCHISING COMPANY
2330 WHEAT HILL ROAD, SUITE 1000
ATLANTA, GEORGIA 30339-5649
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CONSTR. DOC. & REVISIONS

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NOT FOR
CONSTRUCTION

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Project Number	2404529
Bid Date	-
Permit Date	-
For Construction	-

EXTERIOR 3D
RENDERINGS

A4.2



1 WEST ELEVATION VIA TRAIL
A4.3 SCALE: 1/2" = 1'-0"



2 SOUTH ELEVATION VIA TRAIL
A4.3 SCALE: 1/2" = 1'-0"

PRIMROSE SCHOOLS
W 86TH STREET
LENEXA, KS



PRIMROSE SCHOOLS FRANCHISING COMPANY
2300 WHEAT HILL ROAD, SUITE 1000
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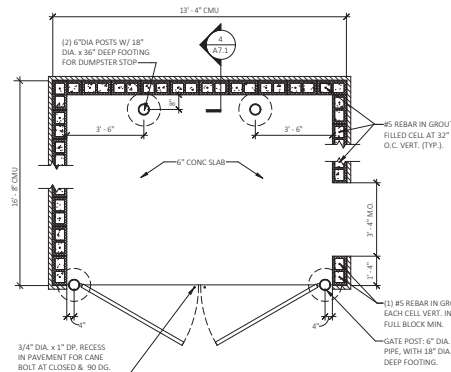
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Permit Date	-
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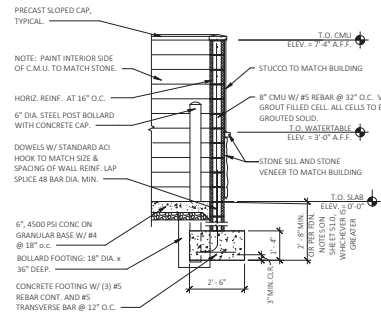
EXTERIOR 3D
RENDERINGS

A4.3

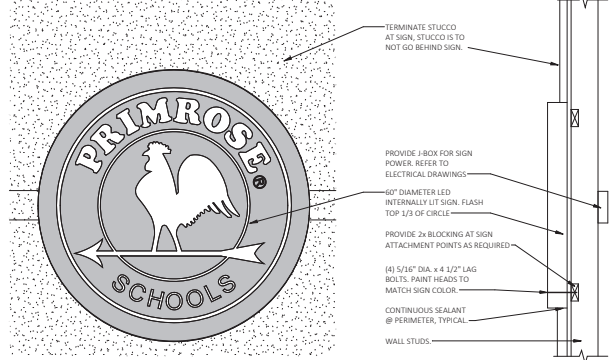


1 DUMPSTER PLAN
SCALE: 3/8" = 1'-0"

CONFIRM REQUIRED INSIDE DIMENSIONS WITH THE LOCAL SOLID WASTE MANAGEMENT CO.

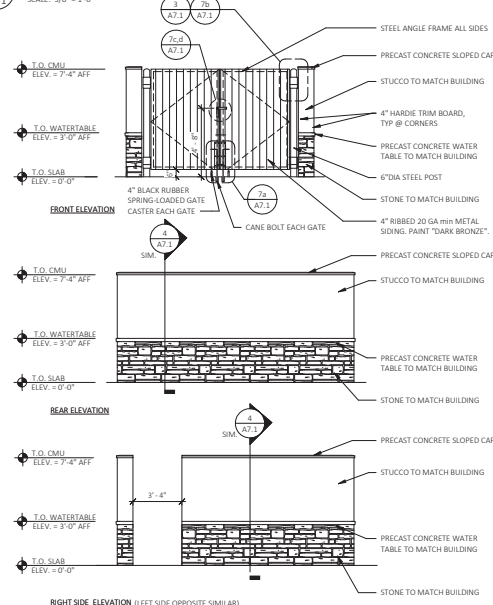


3 DUMPSTER ENCLOSURE SECTION
SCALE: 3/8" = 1'-0"

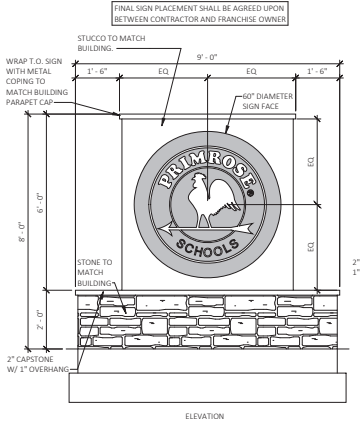


4 SIGN MOUNTING
SCALE: 1" = 1'-0"

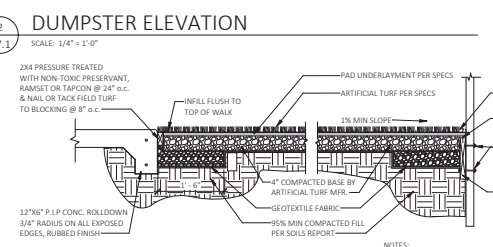
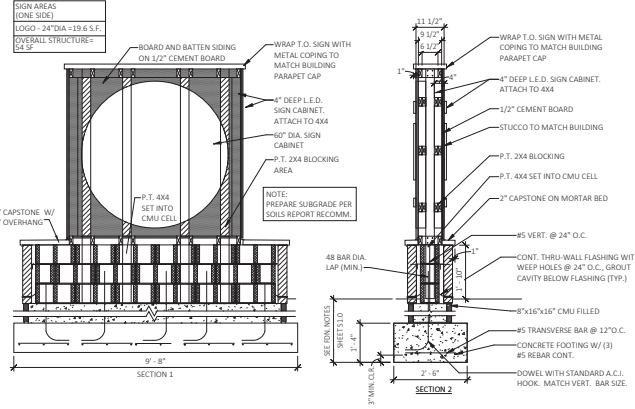
NOTE: SIGNAGE REQUIRES A SEPARATE PERMIT AND SUBMITTAL BY THE CONTRACTOR AND/OR SIGN VENDOR.



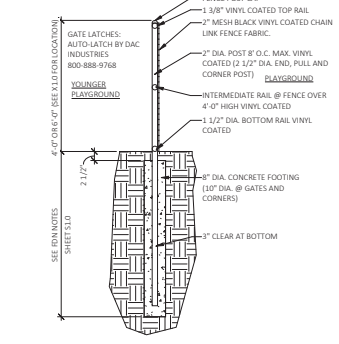
2 DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



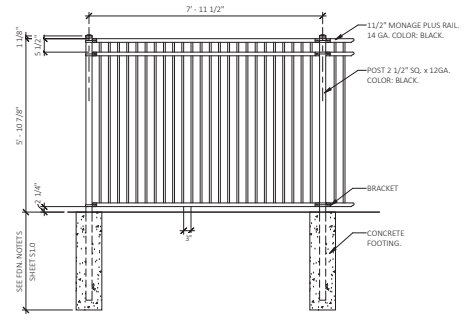
5 MONUMENT SIGN
SCALE: 1/2" = 1'-0"



6 ARTIFICIAL TURF
SCALE: 3/4" = 1'-0"



7 CHAIN LINK FENCE
SCALE: 3/4" = 1'-0"



8 FENCE ELEVATION
SCALE: 1/2" = 1'-0"



PRIMROSE SCHOOLS FRANCHISING COMPANY
2300 WHEAT WALK, SUITE 1000E
ATLANTA, GEORGIA 30339-3540

CONSTR. DET. & REVISIONS

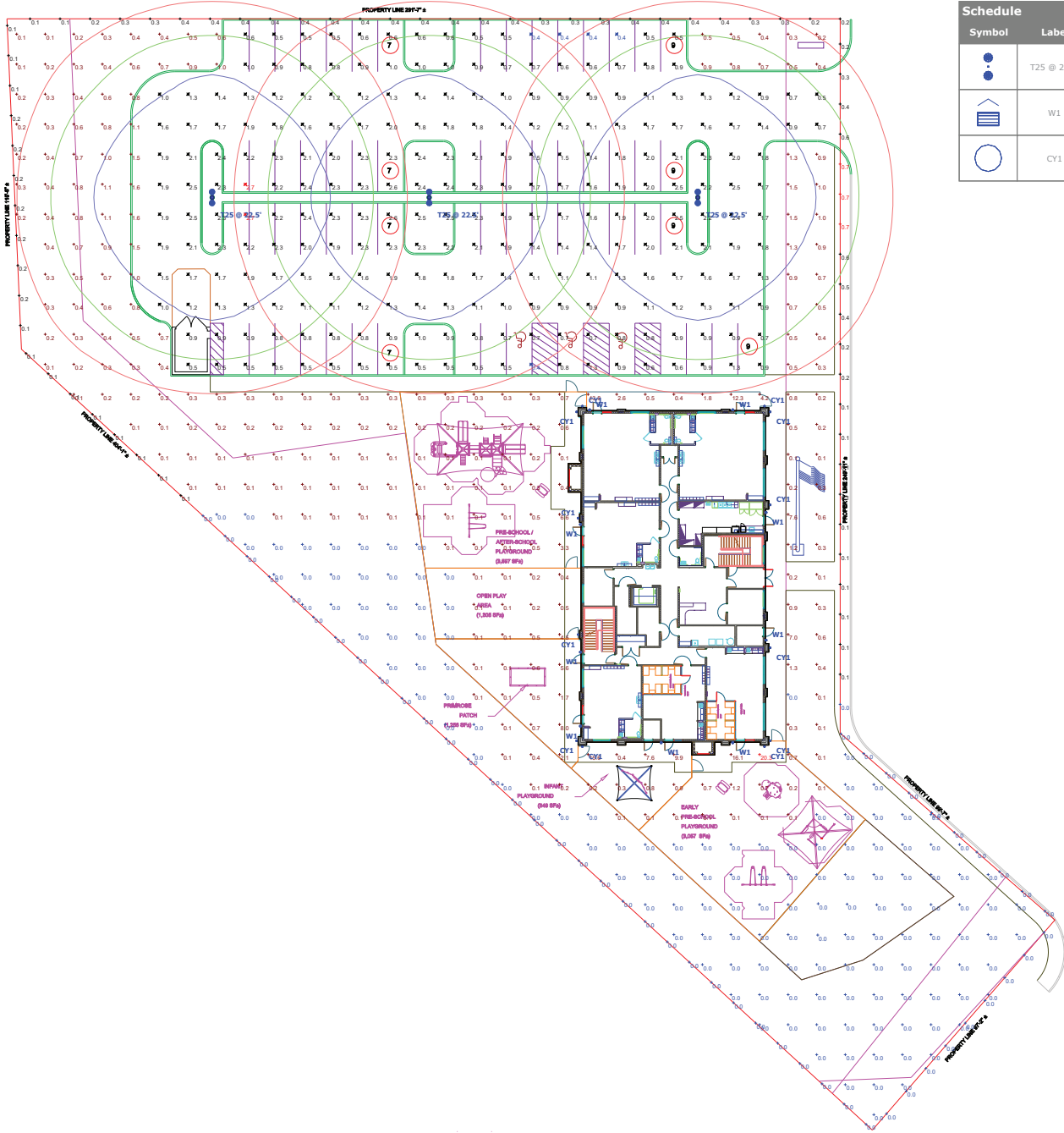
05/15/26

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Drawn/Checked	MS/ALD
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For Construction	-

SITE DETAILS

A7.1



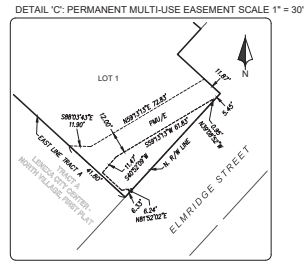
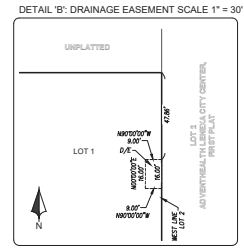
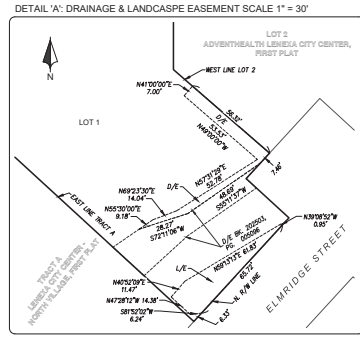
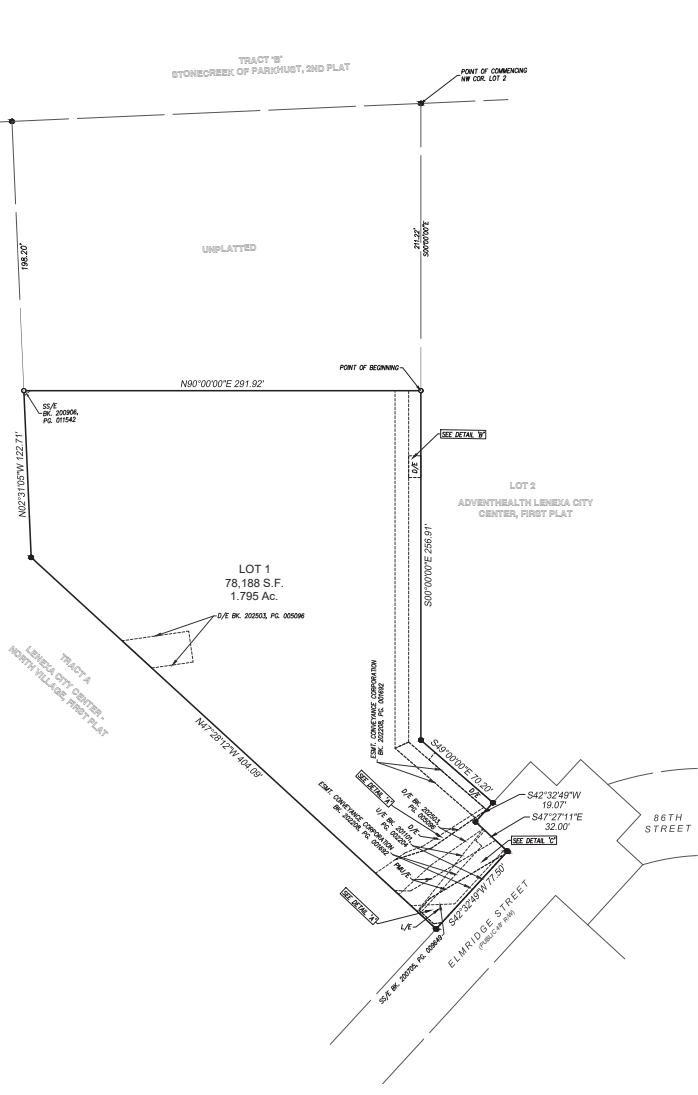
Schedule						
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
	T25 @ 22.5'	3	ARE-EDR-5M-DA-04-E-UL-BK-700ma-40K	Cree Lighting Inc. Edge Round Series LED Area/Flood Luminaire w/Type V Medium Distribution Pattern (20ft. Pole w/2.5ft. Base)	LED/4000K (700ma)	270.98
	W1	9	XTOR3B	Cooper Lighting Solutions Lumark XTOR3 Series Wall Mounted Wallpack Unit (80in. Fixture Mounting Height) FULL CUTOFF DESIGN	EATON LED 5000K (FULL CUTOFF DESIGN)	25.5
	CY1	12	CYL62-35KC-MVD-UD-X-NCLR-B	ConTech Lighting CYL6 Series Wall Mounted 6in Round Indoor/Outdoor LED Cylinder Unit w/Medium Specular Alzak Reflector (Series 2)	LED/3500K	13.3

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	X	1.4 fc	2.7 fc	0.4 fc	6.8:1	3.5:1
Property Line Light Levels	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A
Overall Site Light Levels	+	0.9 fc	20.3 fc	0.0 fc	N/A	N/A

FINAL PLAT

ADVENTHEALTH LENEXA CITY CENTER, FOURTH PLAT

PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH,
RANGE 24 EAST, IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS



DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 30, Township 12 South, Range 24 East of the Sixth Principal Meridian, in the City of Lenexa, Johnson County, Kansas, prepared by Wayne E. Mainolf, Kansas PS-1239 on April 24, 2026, more particularly described as follows:

COMMENCING at the Northwest corner of Lot 2, ADVENTHEALTH LENEXA CITY CENTER, FIRST PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, recorded in Book 202026, Page 00058 in the Johnson County Register of Deeds Office; thence South 00°00'00" East, along the West line of said Lot 2, 211.22 feet to the POINT OF BEGINNING; thence continuing South 00°00'00" East, along said West line, a distance of 256.91 feet; thence South 49°00'00" East, along said West line, a distance of 70.20 feet to a point on the North right-of-way line of Elmridge Street as now platted; thence South 42°32'49" West, along said North right-of-way line, a distance of 19.07 feet to corner on the West right-of-way line of said Elmridge Street; thence South 47°27'11" East, along said West right-of-way line, a distance of 32.00 feet to corner on the North right-of-way line of said Elmridge Street; thence South 42°32'49" West, along said North right-of-way line, a distance of 77.50 feet to the Southeast corner of Tract A, LENEXA CITY CENTER, NORTH VILLAGE, FIRST PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, recorded in Book 200712, Page 004422 in the Johnson County Register of Deeds Office; thence, departing said North right-of-way line, North 47°28'12" West, along the East line of said Tract A, a distance of 404.09 feet; thence North 02°31'05" West, continuing along said East line, a distance of 122.71 feet; thence, departing said East line, North 90°00'00" East, a distance of 291.92 feet to the POINT OF BEGINNING, containing 78,188 square feet, or 1.795 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:

"ADVENTHEALTH LENEXA CITY CENTER, FOURTH PLAT"

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 by 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, maintenance, or use of the permanent multi-use walkway, recreational trail, and sidewalk, including all appurtenances thereto, upon and over those areas outlined and designated on this plat as "PMUUE" is hereby granted to the City of Lenexa, Kansas and Grantor agrees it will not construct, plant or cause to be placed within the limits of this easement any obstacle of permanent nature. The construction maintenance and repairs to the above permanent multi-use walkway, recreational trail, and sidewalk may result in grade changes. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any of the "LUE" that crosses or intersects with a "D/E".

A Landscape Easement or "L/E" is hereby reserved for the City of Lenexa, Johnson County, Kansas, off of lots adjacent to and parallel with all Street Right-of-Way lines, when shown hereon. Maintenance of said easement shall be the responsibility of the undersigned proprietor, its heirs or assigns, with access granted to the City of Lenexa.

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____.

Primrose Franchising Company, LLC

David Wallace, Member

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me a Notary Public in and for said County and State, came David Wallace, Member of Primrose Franchising Company, 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.

Notary Public _____ My Appointment Expires: _____

APPROVALS

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

Chris Poss, Chairman

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

Attest: Jennifer Martin, City Clerk

Michael Boehm, Mayor

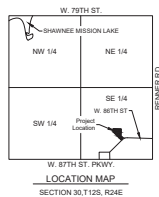
I hereby certify that during July 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current Kansas Minimum Standards For Boundary Surveys as established by the Kansas Board of Technical Professions.



Wayne E. Mainolf, Kansas PS-1239
RIC KS-SS-234
wmainolf@rc-consult.com



- LEGEND:**
- FOUND 1/2" REBAR WITH RIG. MOLDLESS 1058272 K10L324 CAP
 - FOUND CHISELED "X" CUT
 - SET 1/2" CAP REBAR WITH RIG. MOLDLESS 1058272 K10L324 CAP
 - /E DRAINAGE EASEMENT
 - /E SIDEWALK EASEMENT
 - /E SANITARY SEWER EASEMENT
 - /E UTILITY EASEMENT



NOTES:

Basis of Bearings: Basis of Bearings: Determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North Zone (NAD 83).

Error of Closure:
Precision: 1 part in: 541132.156'
Error distance: 0.000'
Error direction: S86° 09' 08.80"E
Area: 138537.84 Sq. Ft.
Square area: 138537.840
Perimeter: 1692.620'

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

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 2009102034G, 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.

Title Information Published by First American Title Insurance Company National Commercial Services, Commitment No. NCS-126564-KCTV, Dated June 05, 2025.

ADVENTHEALTH LENEXA CITY CENTER, FOURTH PLAT

Prepared For:
Primrose Franchising Company, LLC
David Wallace
3660 Cedarcrest Rd.
Awarith, Georgia 30101

Date of Preparation: January 20, 2026

Revised: May 15, 2026

913.317.9500
www.rc-consult.com

Certificates of Authorization
Missouri: CLS-2011003872; Kansas: CLS-234

EASEMENT DEDICATION EXHIBIT ADVENTHEALTH LENEXA CITY CENTER, FOURTH PLAT



LEGEND:

■	DRAINAGE EASEMENT DEDICATION
▨	DRAINAGE EASEMENT
■	PERMANENT MULTI-USE EASEMENT DEDICATION
▨	PERMANENT MULTI-USE EASEMENT
■	LANDSCAPE EASEMENT DEDICATION
▨	LANDSCAPE EASEMENT

DRAINAGE EASEMENT DEDICATION LANGUAGE

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 DE 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.

PERMANENT MULTI-USE EASEMENT DEDICATION LANGUAGE

An easement or license to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance, or use of the permanent multi-use walkway, recreational trail, and sidewalk, including all appurtenances thereto, upon and over those areas outlined and designated on this plat as "PMU/E" is hereby granted to the City of Lenexa, Kansas and Grantor agrees it will not construct, plant or cause to be placed within the limits of this easement any obstacle of permanent nature. The construction maintenance and repairs to the above permanent multi-use walkway, recreational trail, and sidewalk may result in grade changes. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any of the "L/E" that crosses or intersects with a "S/W/E".

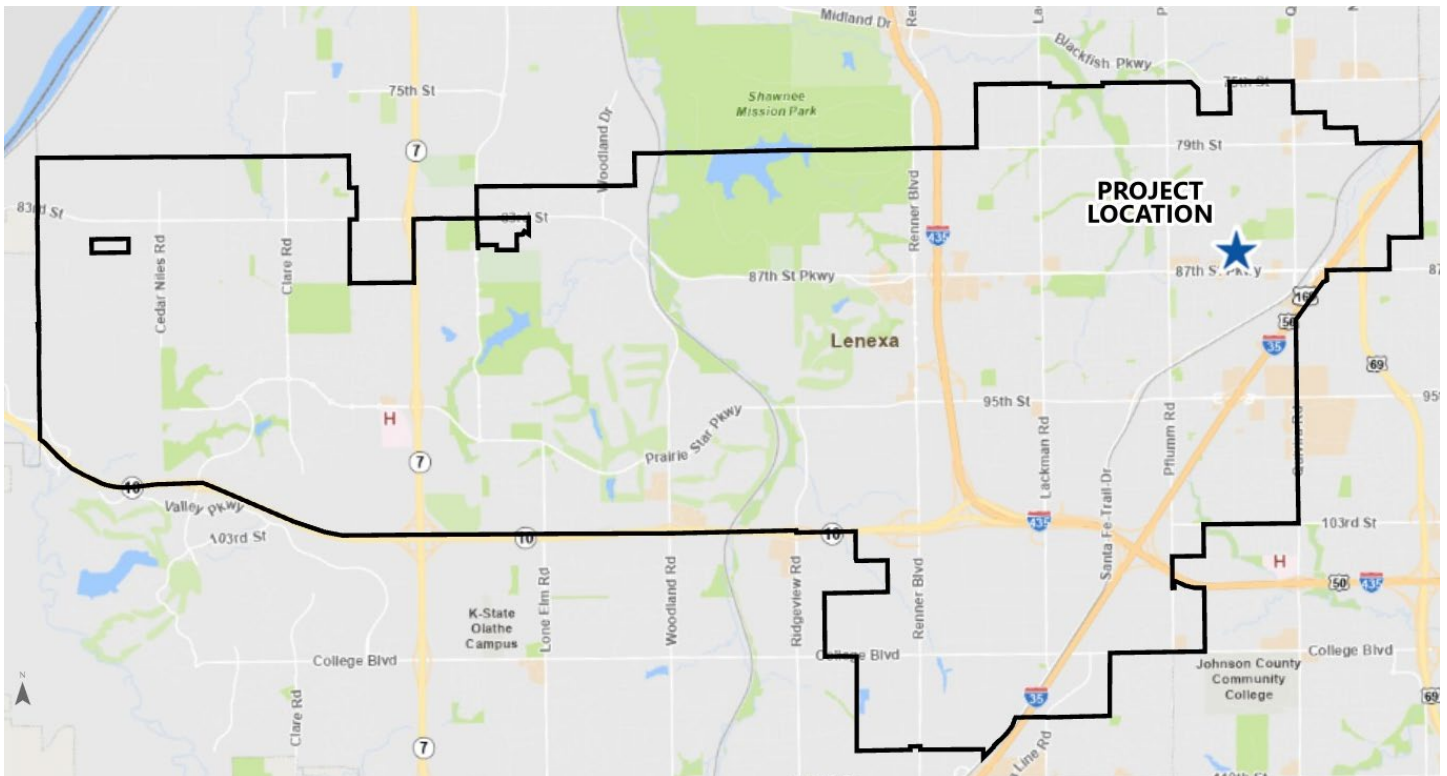
LANDSCAPE EASEMENT DEDICATION LANGUAGE

A Landscape Easement or "L/E" is hereby reserved for the City of Lenexa, Johnson County, Kansas, off of lots adjacent to and parallel with all Street Right-of-Way lines, when shown hereon. Maintenance of said easement shall be the responsibility of the undersigned proprietor, his heirs or assigns with access granted to the City of Lenexa.

ADVENTHEALTH LENEXA CITY CENTER, FOURTH PLAT	
Prepared For: Primrose Franchising Company, LLC David Wallace 3660 Cedarcrest Rd. Acworth, Georgia 30101	
Date of Preparation: April 24, 2026	Revised: May 15, 2026
Renaissance Infrastructure Consulting <small>102 Abbe Avenue Kansas City, Kansas 66103 www.ri-consult.com 913.317.9500</small>	
<small>Certificates of Authorization: Missouri CLS-2011003572; Kansas CLS-234</small>	

LENEXA FIRE STATION 6

Project #:	PL26-05P	Location:	12300 87 th Street Parkway
Applicant:	Ellen Foster, Finkle + Williams Architecture	Project Type:	Preliminary Plan
Staff Planner:	Dave Dalecky	Proposed Use:	Public Safety Services and Office



PROJECT SUMMARY

The applicant requests approval of a preliminary plan for Lenexa Fire Station 6, which is part of a phased three-building civic development at the southwest corner of 87th Street Parkway and Monrovia Street. The preliminary plan is for a new development to replace the former Lenexa City Hall and Police Station facility. The three buildings will include a new Fire Station and two future buildings intended for civic uses. The site contains an existing communication tower that will remain as part of the new civic development. This preliminary plan does not require a public hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site is a 10.3-acre tract located at the southwest corner of 87th Street Parkway and Monrovia Street and is the former location of Lenexa City Hall and Police Station. City Hall was relocated to Lenexa City Center in 2017 and the Police Department relocated to the new Justice Center in 2024. The site currently provides office space for some City staff, including a temporary Fire Station. The site is zoned CP-O, Planned General Office District. This site was the location of Lenexa City Hall and Police Department since the early 1980's.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Name	Date Approved
SU93-06	Communication Tower (Permanent)	Lenexa Communication Tower	January 20, 1994

LAND AREA (AC) 10.3	SQUARE FEET 61,517	CURRENT ZONING CP-O	COMP. PLAN Institutional
-------------------------------	------------------------------	-------------------------------	------------------------------------



Exhibit 1: Aerial image.

LAND USE REVIEW

The site is the former location of Lenexa City Hall and Police Station which are Office and Public safety services uses. The City will continue to own the property but will demolish the existing building and redevelop the site with a three-building civic development. The uses on the site will remain Office and Public safety services, both are allowed uses in the CP-O, Planned General Office District.

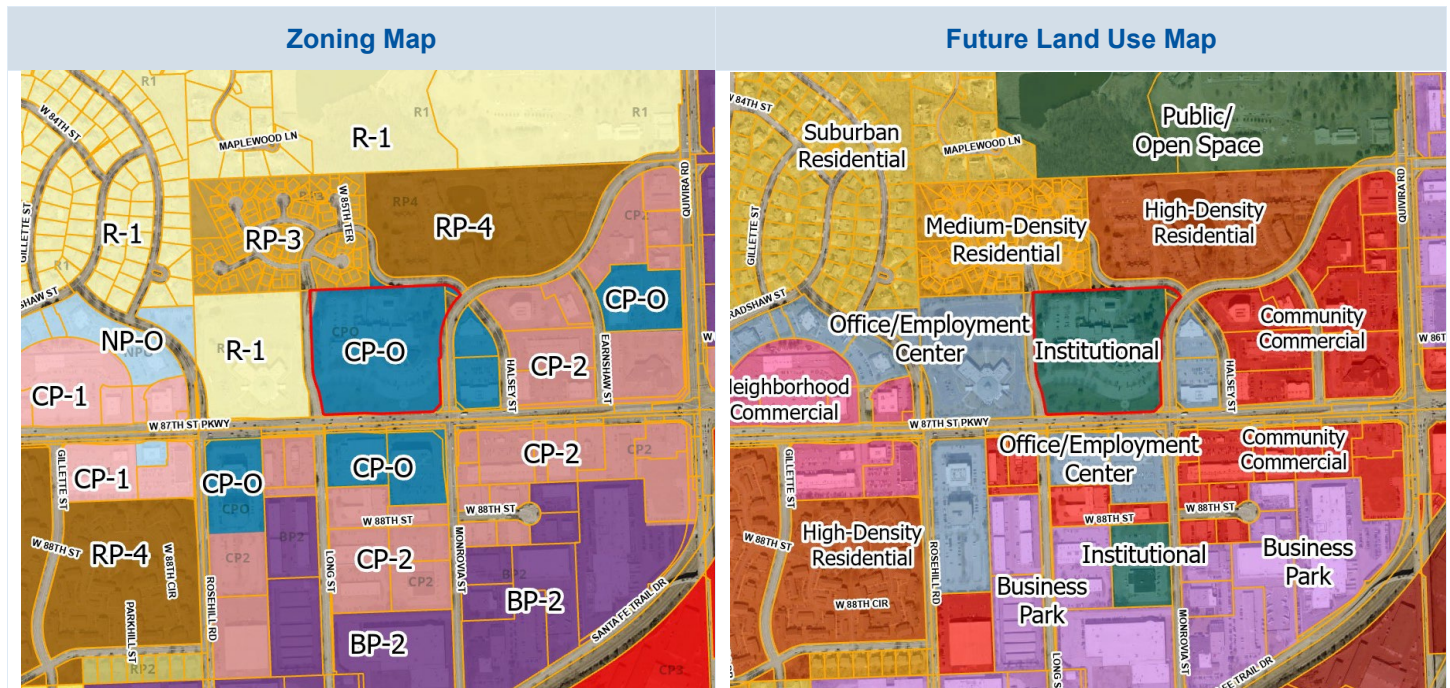


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Institutional	CP-O, Planned General Office District	Public Safety Services and Office
North	Medium-Density Residential and High-Density Residential	RP-3, Planned Residential (Medium-High) Density District, and RP-4, Planned Residential (High-Density) District	Multifamily
South	Office/Employment Center	CP-O, Planned General Office District	Office
East	Office/Employment Center	CP-O, Planned General Office District	Office
West	Office/Employment Center	R-1, Residential Single-Family (Low-Density) District	Church

PRELIMINARY PLAN REVIEW

The proposed development is for three buildings to replace the former City Hall and Police Station. The three buildings are 61,517 square feet in cumulative building area. The initial and largest of the three buildings is a new fire station and administration building. The other two buildings are intended for Office use.

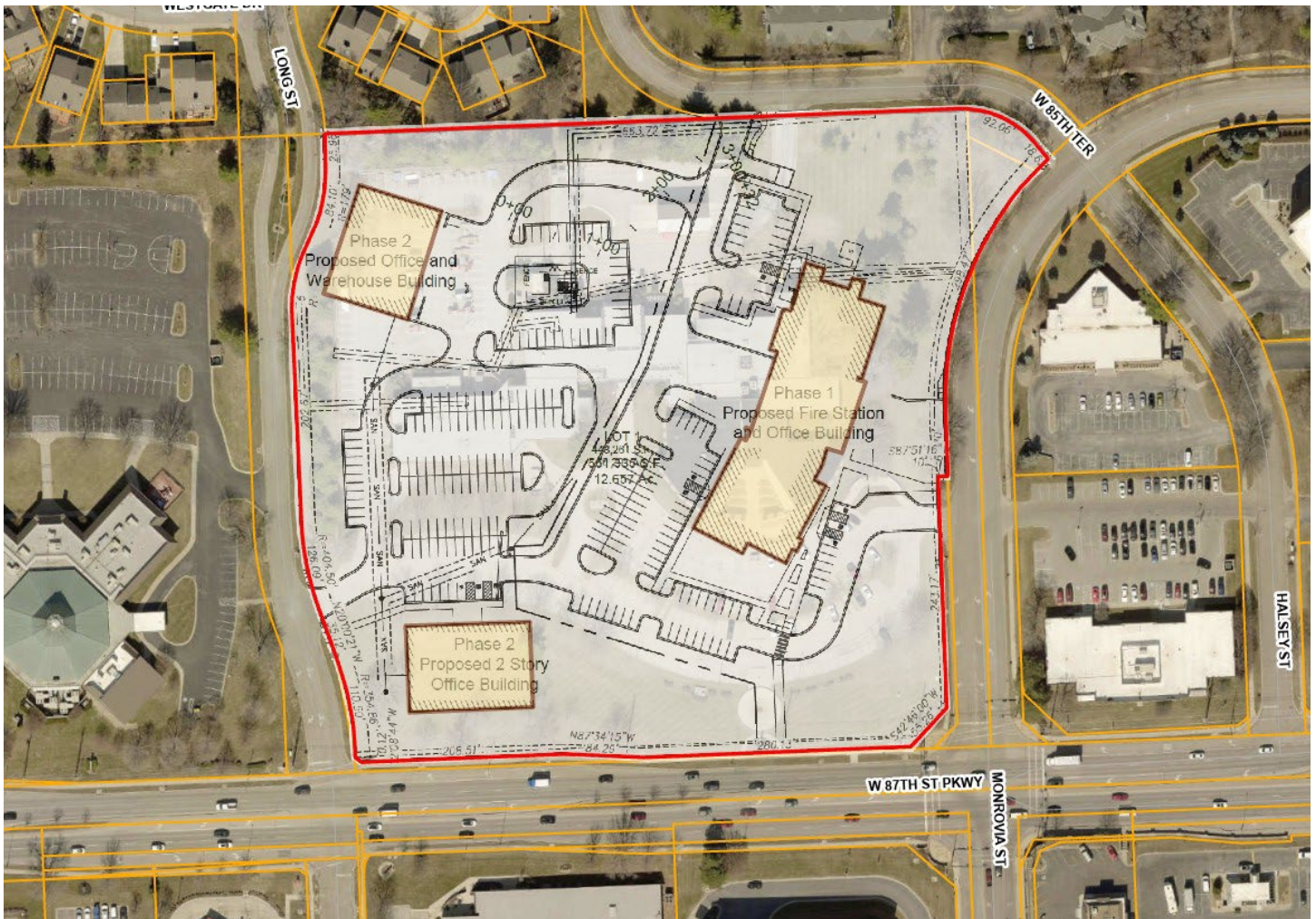


Exhibit 2: Site plan.

The first new building is one-story building and is 27,467 square feet. The south part of the building will be used for City office and administration uses and the north part will be home to Fire Station 6. The other two new buildings do not have specific uses at this time; however, they are generally planned for office and administrative uses. The building at the northwest corner may have some equipment and material storage. The building at the southwest corner of the site is a two-story building and the building at the northwest corner is one story.

The existing building will be completely razed and the parking areas removed for the new development. The circular fountain along 87th Street Parkway will also be removed for the new development. The street access locations remain in the same locations on peripheral public streets and parking is more centrally located internally of the three buildings. Some visitor parking is provided on the east side of Fire Station 6. Parking for employees and Fire Department personnel will be on the south and west side of the building.

The site has a communication tower on the northern part of the site used by both the City public safety personnel and by private cellular communication companies. This tower will remain in use during and following the redevelopment of the site. The communication tower has an approved special use permit. The redevelopment plan for the site shows a parking area to be constructed around the tower equipment court. The equipment court is currently at the backside of the Police Station part of the existing building and is effectively screened by the building and landscaping around the site. Much of the existing landscaping is proposed to be preserved for screening this space.

DIMENSIONAL STANDARDS

The buildings, parking, and other site features comply with the UDC requirements for setbacks and other standards for parking and drive aisle dimensions. The standard building setback for the CP-O Zoning District is 30 feet. Per [Section 4-1-B-26-C-1](#) of the UDC, 87th Street Parkway has a special setback of 50 feet for building and parking areas. The CP-O Zoning District does not have a maximum height requirement for buildings. The plan complies with all dimensions, bulk, and area requirements of the UDC.

PUBLIC IMPROVEMENTS

No new public improvements beyond sidewalk will be required with this project, as current access to and around the site currently exists.

ACCESS, TRAFFIC, AND PARKING

The site will be completely redeveloped with three new buildings and new parking areas. The existing access locations from the peripheral street system remain in their current locations, one drive access location is on Monrovia Street on the east, Long Street on the west, and 85th Terrace on the south. No access is permitted onto 87th Street Parkway. Employees and visitors will access the site from either of these three locations, just as the site has been accessed as the former City Hall and Police Station.

The parking areas are designed so that pods of parking areas are provided for the different users of the facility. Parking will be designated for Fire Department personnel, and office and administration staff will have designated parking areas. Visitor parking is provided in a row of spaces on the east side of the building that is closest to the public entrance to the building. Parking areas are provided for the other two future buildings of the site.

Per [Section 4-1-D-1-C](#) of the UDC, the required parking for a fire station is the same for an office use, one space for every 250 SF of building floor area. The fire station will not require as many parking spaces due to a significant part of the building is used to park vehicles and the balance of the space is for equipment and living quarters for the Fire Department crew. The total number of Fire Department personnel will be during a shift is nine. It is Staff's opinion the site is designed for adequate parking based on the proposed uses for the site.

TABLE 3: PARKING ANALYSIS

Use	Requirement	Required	Provided	Difference
Office	1 space per 250 square feet	110	99	-11
Public safety services	1 space per 250 square feet	97	113	+16
Wholesale and warehousing	1 space per 1,500 square feet	6	34	+28
TOTAL		213	246	+33

The fire station is on the east part of the site and will face Monrovia Street with the fire truck exiting the site onto Monrovia Street and either go east to Quivira Road or south to 87th Street Parkway and then go either east, west or south. Fire trucks will return to the site and may enter from any of the three access drives then circulate to the back of the Fire Station and park in the bays facing east.

STORMWATER

A stormwater management study was provided which indicated that stormwater management will generally meet the City's stormwater requirements. More specifically, new underground detention facilities will replace the existing above ground detention facilities that currently exist on the site.

FIRE PREVENTION

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

LIGHTING

The project will have lighting for parking areas and for the internal drives and will have building mounted light fixtures. The details of the lighting design will be provided with the final plan submittal. Site lighting shall comply with [Section 4-1-C-4-I](#) of the UDC.

ARCHITECTURE

The building elevations and rendering are provided for the new fire station and administration building. The other two buildings are a future phase, and the timing of development is unknown for these buildings. The fire station is in the north part of the building, and the administration part is in the south. The building footprint includes a hinge element that reinforces the two spaces of the building. The hinge-point is also the location of the main entrance into the building. The front entrance is a highly visible element and is the tallest part of the building. The fire station "engine doors" also face out to Monrovia Street. The engine doors use an arch detail element and glass panels to match the front façade of the building.

The building incorporates a contemporary design with classic exterior materials. The building uses brick, stone, and glass with metal and composite wood trim details. The east façade incorporates a clerestory element to provide natural light throughout the building and to provide space for the taller engine room space in the building. The stone material is applied in a geometric pattern of random rectangular score lines. Fields of brick are used between floor to ceiling windows and fields of stone. The classic building materials may be easily incorporated into the design of either of the future phase buildings.



Exhibit 3: Fire Station 6 rendering.



Exhibit 4: Fire Station 6 rendering.

LANDSCAPING

The landscape plan shows the proposed landscaping for the perimeter of the site and throughout the parking areas. The site shows the required number of landscape materials. The northwest property line will require a Land Use Intensity (LUI) buffer to be provided. The landscape plan shows the LUI buffer is provided with the required number of trees, evergreens, and shrubs and by preserving several existing trees. The existing site has several mature trees. The applicant intends to preserve several of the trees along all sides of the site. A tree preservation plan is provided with the plans. The tree preservation plan will need to show the tree protection technique with any building permits for the project. The preliminary landscape plan complies with [Section 4-1-D-2](#) of the UDC.

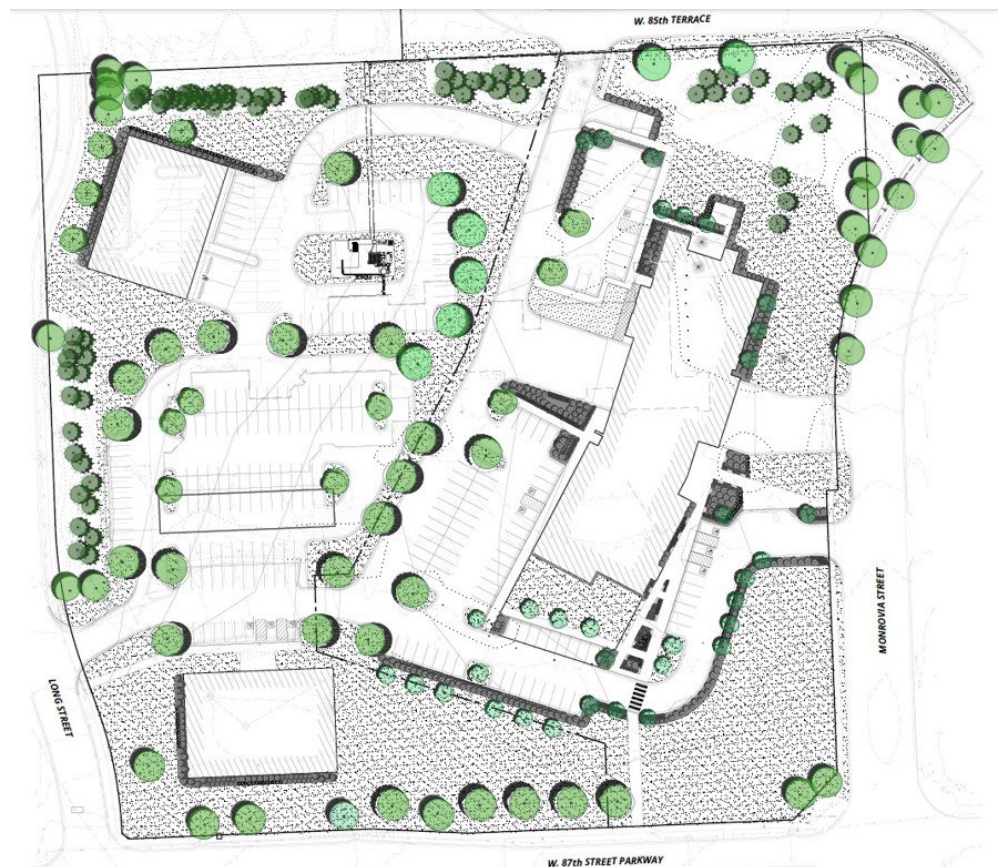


Exhibit 5: Landscape plan.

SIGNS

The building is proposed to have signs to identify the site as Fire Station 6. The signs will be installed on the east façade facing Monrovia Street. Per [Section 4-1-E-9](#) of the UDC, the project will require a sign scheme to be developed for all new types and placement of signs on the building and for any proposed monument sign. The sign scheme may be submitted with the final plan for the fire station but must be submitted and approved by the City prior to approval of a sign permit for the project. The plans reflect signs that exceed the maximum size allowed by the sign regulations. The applicant indicated they intend to request a deviation for the signs with the submittal of the final plan and sign scheme.

DEVIATIONS

The applicant is not requesting any deviations from the UDC.

REVIEW PROCESS

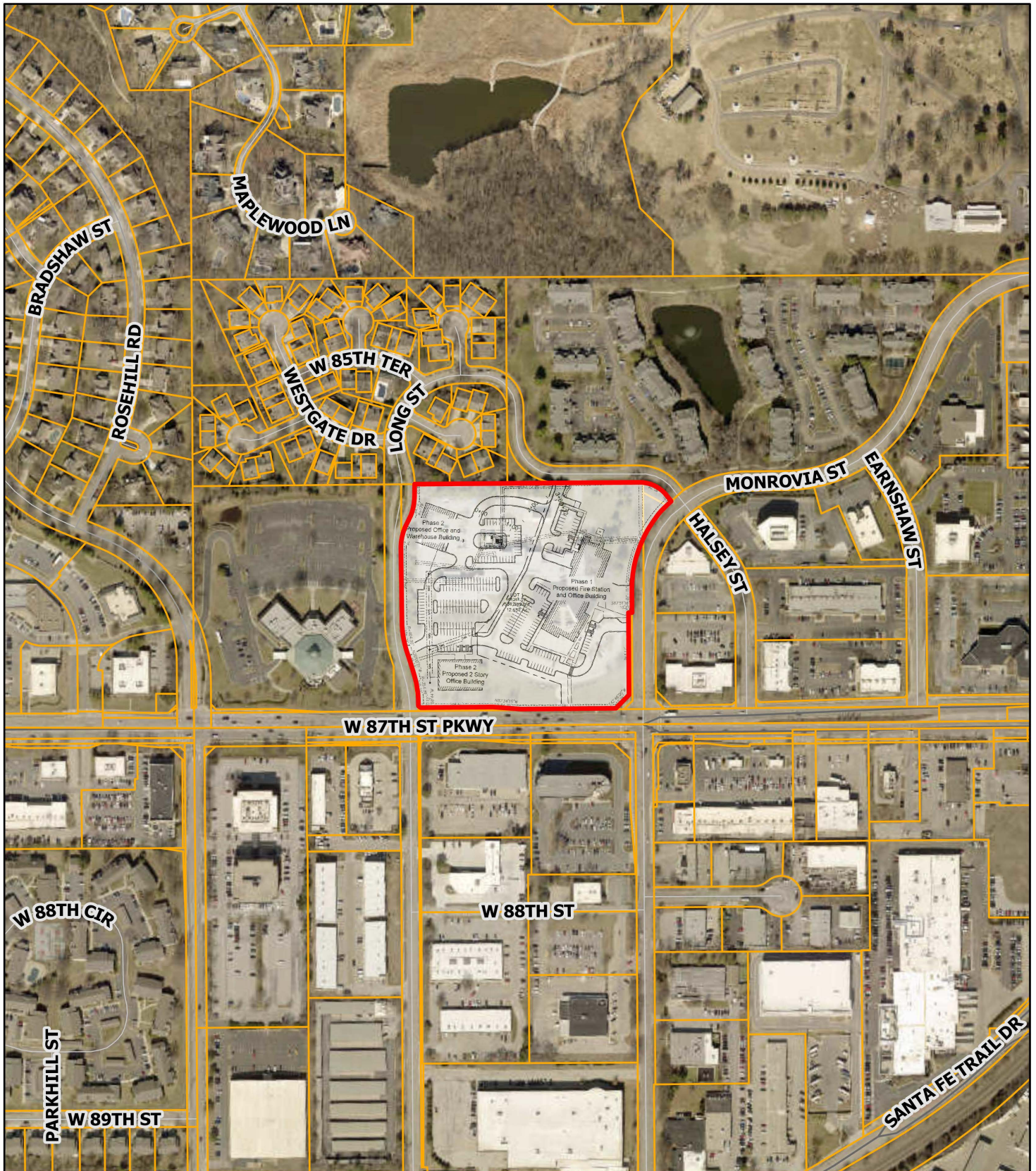
- This project requires a recommendation from the Planning Commission and approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on June 16, 2026.
- A preliminary and final plat must be approved by the Planning Commission.
- Final plan(s) must be approved by the Planning Commission.
- 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 Lenexa Fire Station 6.**
 - The preliminary plan will allow the development of Office and Public safety services uses.
 - The
 - The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Inviting Places and Healthy People*.

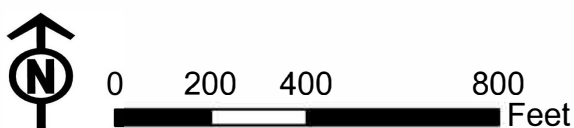
PRELIMINARY PLAN

Staff recommends **APPROVAL** of the preliminary plan for PL26-05P – **Lenexa Fire Station 6** located at 12300 87th Street Prairie Star Parkway, for Office and Public safety services uses.



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

Lenexa Fire Station 6



RENDERING FOR CONCEPTUAL REFERENCE ONLY. IMAGE MAY NOT REFLECT LATEST DESIGN. REFERENCE IS FOR INFORMATION AND SCHEDULES ONLY. FINISHES



DRAWING INDEX

GENERAL

A0.00 COVER SHEET

CIVIL

C01 TITLE SHEET
 C02 EXISTING CONDITIONS
 C03 UTILITY PLAN
 C04 STANDARD DETAILS
 C05 STANDARD DETAILS
 C06 STANDARD DETAILS
 C07 STANDARD DETAILS
 C08 STANDARD DETAILS
 C09 STANDARD DETAILS

LANDSCAPE

L1.00 LANDSCAPE PLAN
 L2.00 LANDSCAPE DETAILS
 L3.00 TREE PRESERVATION PLAN

ARCHITECTURAL

A2.00 ARCHITECTURAL SITE PLAN & DETAILS
 A1.10 OVERALL FLOOR PLAN PDP
 A2.00 EXTERIOR ANCHS
 A2.10 EXTERIOR ELEVATIONS
 A2.11 RENDERINGS

PROJECT TEAM

ARCHITECT
 FINKLE + WILLIAMS ARCHITECTURE
 8782 Ravenor Blvd., Suite 100
 Lenexa, Kansas 66219
 PH: 913.498.1550

FIRE STATION DESIGN CONSULTANT
 TCA ARCHITECTURE
 6211 Roosevelt Way NE
 Seattle, WA 98115
 PH: 206.522.3830

CIVIL
 RENAISSANCE INFRASTRUCTURE
 CONSULTING
 8850 Pennock Lane
 Lenexa, KS 66219
 PH: 913.317.9500

LANDSCAPE
 LANDWORKS STUDIO
 102 S. Chewy St
 Olathe, KS 66061
 PH: 913.765.0707

STRUCTURAL
 BEE Structural Engineers
 11201 W. 78th St
 Lenexa, KS 66214
 PH: 913.492.7400

CONTRACTOR
 NEWBORN NOVAC CONSTRUCTION PARTNERS
 15345 W 87th St, Platy
 Lenexa, KS 66219
 PH: 913.312.9535

MECHANICAL
 HENDERSON ENGINEERS
 8345 Lenexa Drive, Suite 300
 Lenexa, KS 66214
 PH: 913.742.5891

PLUMBING
 HENDERSON ENGINEERS
 8345 Lenexa Drive, Suite 300
 Lenexa, KS 66214
 PH: 913.742.5891

ELECTRICAL
 HENDERSON ENGINEERS
 8345 Lenexa Drive, Suite 300
 Lenexa, KS 66214
 PH: 913.742.5891

FIRE PROTECTION
 HENDERSON ENGINEERS
 8345 Lenexa Drive, Suite 300
 Lenexa, KS 66214
 PH: 913.742.5891



FINKLE + WILLIAMS ARCHITECTURE

PROJECT ADDRESS
 12350 W. 87TH ST. PKWY.
 LENEXA, KS 66215

PROJECT NUMBER
 24047

RELEASE DATE
 04.27.26

ISSUED FOR
 PDP SUBMITTAL

CURRENT REVISION
 05.18.2026 PDP RESUBMITTAL

REVISIONS	
No.	Date
1	04/28/08
2	05/01/08
3	05/01/08
4	05/01/08
5	05/01/08
6	05/01/08
7	05/01/08
8	05/01/08
9	05/01/08
10	05/01/08
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15	05/01/08
16	05/01/08
17	05/01/08
18	05/01/08
19	05/01/08
20	05/01/08

REGISTRATION

PROJECT TEAM

ARCHITECT	FINKLE-WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	LANDWORKS STUDIO
STRUCTURAL	BSI STRUCTURAL ENGINEERS
PLUMBING	HENDERSON ENGINEERS
MECHANICAL	HENDERSON ENGINEERS
ELECTRICAL	HENDERSON ENGINEERS
FIRE PROTECTION	HENDERSON ENGINEERS
CONTRACTOR	NEWBORN NOKAN CONSTRUCTION PARTNERS

1500 E. 15th St., Suite 200
Lenexa, KS 66215
www.ric-consult.com
KS Certificate of Authority: E-1418

SHEET TITLE

TITLE SHEET

SHEET NUMBER

C01

Lenexa Fire Station No. 6

Lenexa, Johnson County, Kansas
Section 27, Township 12S, Range 24E

Preliminary Development Plans

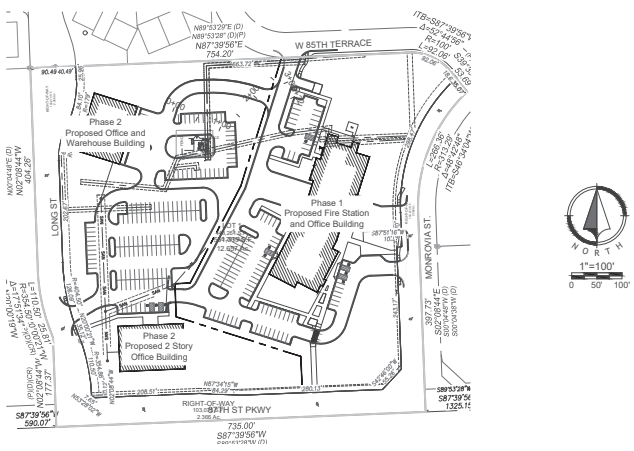
LEGEND

----- 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	
U/E Utility Easement	A/E Access Easement
SS/E Sanitary Sewer Easement	T/E Temporary Easement
D/E Drainage Easement	

Legal Description:
27-12-24 BG 1235.56' W & 45' N SE CR SE 1/4 W 735' X N 670' EX
.5402 AC EX .3730 AC & EX .160AC IN ST 10.2468 ACS MIL LEC
38 2 BTAO 4116 78 TG

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Truck Maneuver
C05	Grading Plan
C06	Utility Plan
C07	Drainage Area Map (Existing)
C08	Drainage Area Map (Proposed)
C09	Details

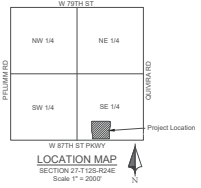


FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C0036G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology.

UTILITY CONTACT INFORMATION

Evergy (Kansas City Power and Light) 16215 West 108th Street Lenexa, Kansas 6219 Phone: 913.681.7420 Fax: 913.894.3086	City of Lenexa 17101 West 87th Street Parkway Lenexa, Kansas 66219 Phone: 913.477.7500	Johnson County Wastewater 11811 South Sunset Drive Suite 2500 Olathe, Kansas 66061 Phone: 913.715.8500 Inspections: 913.715.8501
Kansas Gas Service 11401 West 89th Street Overland Park, Kansas 66214 Attn: Bill Ahrens-Project Manager III Phone: 913.599.8996 Fax: 913.344.8811 william.ahrens@onegas.com	Time Warner Cable P.O. Box 25567 Overland Park, Kansas 66225 Attn: Steve Baxter Phone: 913.451.5858 Fax: 913.451.7652 steve.baxter@twcable.com	Surewest Communications 9701 Lackman Road Overland Park, Kansas 66219 Attn: Tom Reeves Phone: 913.322.9631 Fax: 913.541.8716 tomreeves@surewest.com
Waterone 10747 Renner Boulevard Lenexa, Kansas 66219 Attn: Jan Hardie Phone: 913.895.5775 Fax: 913.895.1827 jhardie@waterone.org		



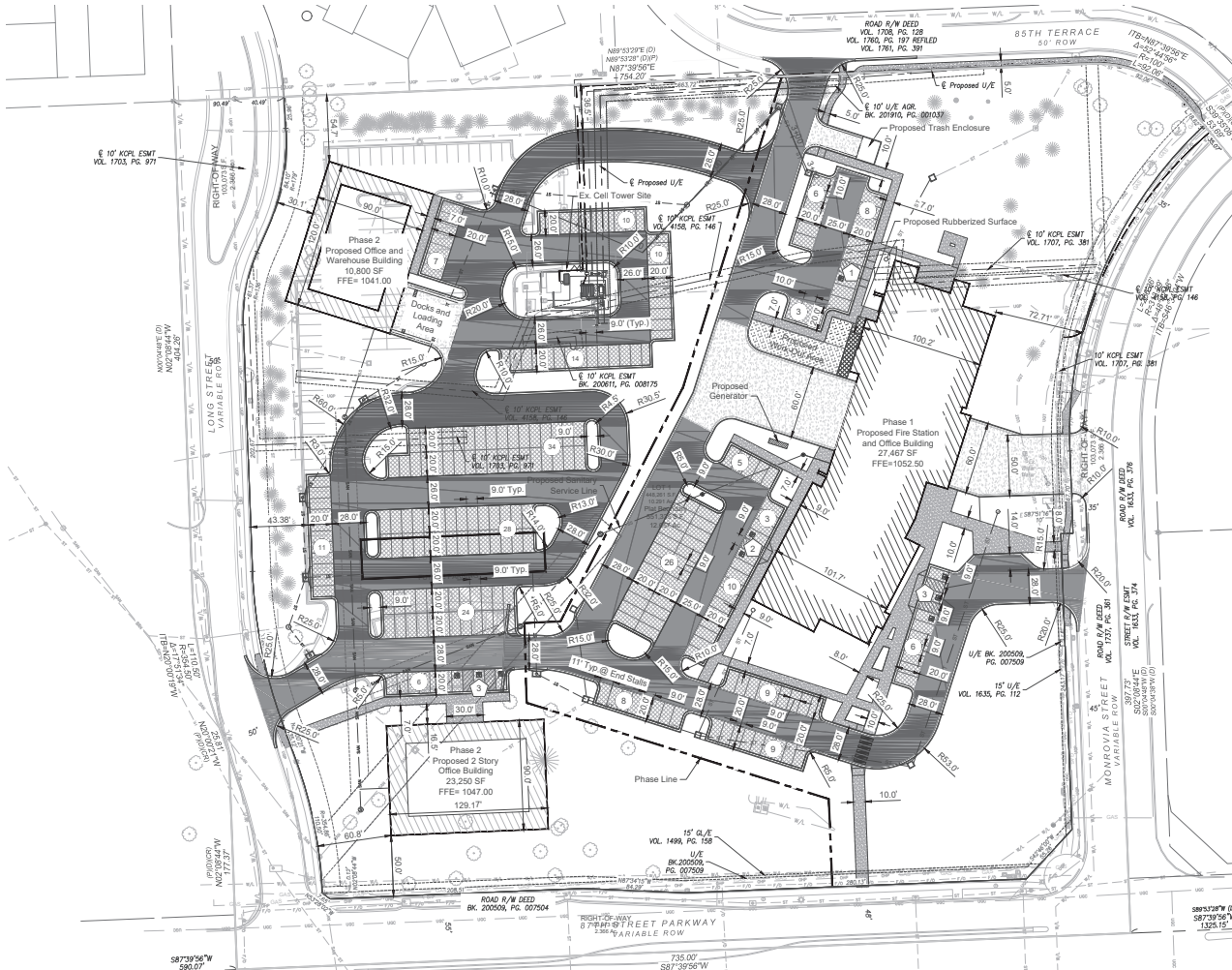
The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate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

Project Applicant and Owner
City of Lenexa
17101 W. 87th St. Pkwy
Lenexa, KS 66219

Project Architect
Jessica Reed-Shultz, AIA
Finkle Williams Architecture
8787 Renner Blvd., Suite 100
Lenexa, KS 66219

Project Engineer
Curt Talcott
Renaissance Infrastructure Consulting, LLC
8653 Penrose Lane
Lenexa, KS 66219

Project Surveyor
Renaissance Infrastructure Consulting, LLC
8653 Penrose Lane
Lenexa, KS 66219



Parking Calculations				
Use	Ratio	Square Footage	Required	Provided
Fire Admin/T Office	1 Per 250	27,467	110	159
Office Bldg. (2-Story)	1 Per 250	23,250	93	106
Office Bldg.	1 Per 250	1,080	4	7
Warehouse	1 Per 1,500	9,720	6	34
Total			113	246

Total Site Area: 448202.1 SqFt / 10.289 Acres

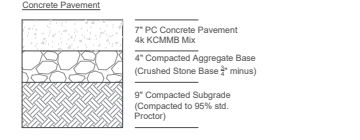
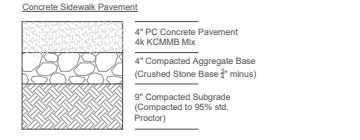
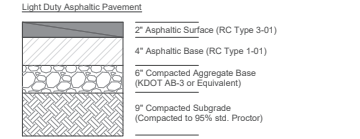
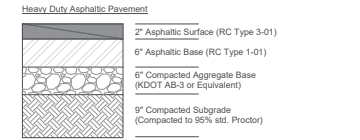
Existing					
Surface Type	Area (SqFt)	%Area	Total (SqFt)	%Total	
Pavement	12003.7	26.7%			
Sidewalk	24101.8	54.4%			
Impervious Building/Structure	57966.6	12.9%	224715.9	50.0%	
Other	6762.3	1.4%			
Grass & Gutter	10223.6	2.3%			
PerVIOUS Grass	224026.1	50.0%	224026.1	50.0%	

Proposed					
Surface Type	Area (SqFt)	%Area	Total (SqFt)	%Total	
Pavement	115378.0	26.7%			
Sidewalk	14939.2	3.2%			
Impervious Building/Structure	28533.7	6.4%	174931.1	38.0%	
Other	6966.6	1.6%			
Grass & Gutter	9517.3	2.1%			
PerVIOUS Grass	272271.0	61.0%	272271.0	61.0%	
Clear Space	403155.2		9,255	90%	

Future					
Surface Type	Area (SqFt)	%Area	Total (SqFt)	%Total	
Pavement	136742.0	31.0%			
Sidewalk	15068.6	3.5%			
Impervious Building/Structure	59544.8	12.4%	229198.4	51.1%	
Other	6740.8	1.5%			
Grass & Gutter	12262.2	2.7%			
PerVIOUS Grass	219043.7	48.9%	219043.7	48.9%	
Clear Space	372454.3		8,573	83%	

- Development Notes:
1. Sidewalks shall be concrete.
 2. Pavement markings shall be painted in accordance with the ADA parking space detail.

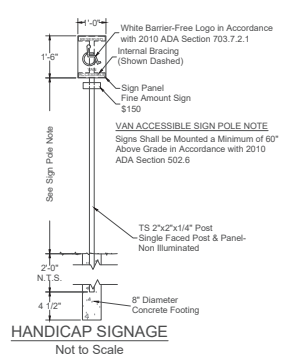
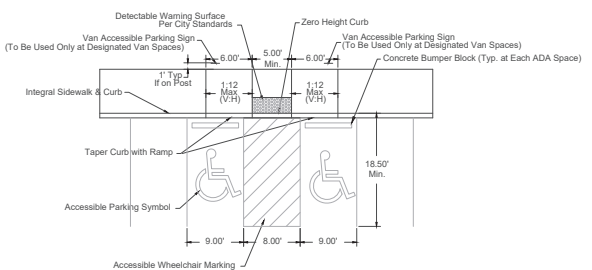
Site Dimension Notes:
All dimensions shown for the parking lot and curbs are measured from back of curb to back of curb.



Note: Asphaltic pavement to be installed in accordance with APWA section 2205.

LEGEND

	Heavy Duty Asphalt Pavement
	Light Duty Asphalt Pavement
	Concrete Sidewalk
	Concrete Pavement
	Standard 2" Curb and Gutter
	Concrete Curb and Gutter
	ADA Parking Stall
	Standard Parking Stall



LENEXA FIRE STATION 6

12350 W. 87TH ST. PKWY.
LENEXA, KS 66215

Project No.: 24547
Date: 2008-04-27
Issued For: PRELIM DEV. PLANS

REVISIONS

No.	Date	Description
1	5/28/08	PER CITY COMMENTS
2	05/27/08	PER CITY COMMENTS

REGISTRATION

PROJECT TEAM

ARCHITECT	FINKLE-WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	LANDWORKS STUDIO
STRUCTURAL	BSB STRUCTURAL ENGINEERS
PLUMBING	HENDERSON ENGINEERS
MECHANICAL	HENDERSON ENGINEERS
ELECTRICAL	HENDERSON ENGINEERS
FIRE PROTECTION	HENDERSON ENGINEERS
CONTRACTOR	NEUBERK NOKIAN CONSTRUCTION PARTNERS

Renaissance Infrastructure Consulting

1400 WEST 10TH AVENUE
SUITE 200
LENEXA, KS 66215
WWW.RIC-CONSULTING.COM

IC-1814
KS Certificate of Authority

SHEET TITLE

GENERAL LAYOUT

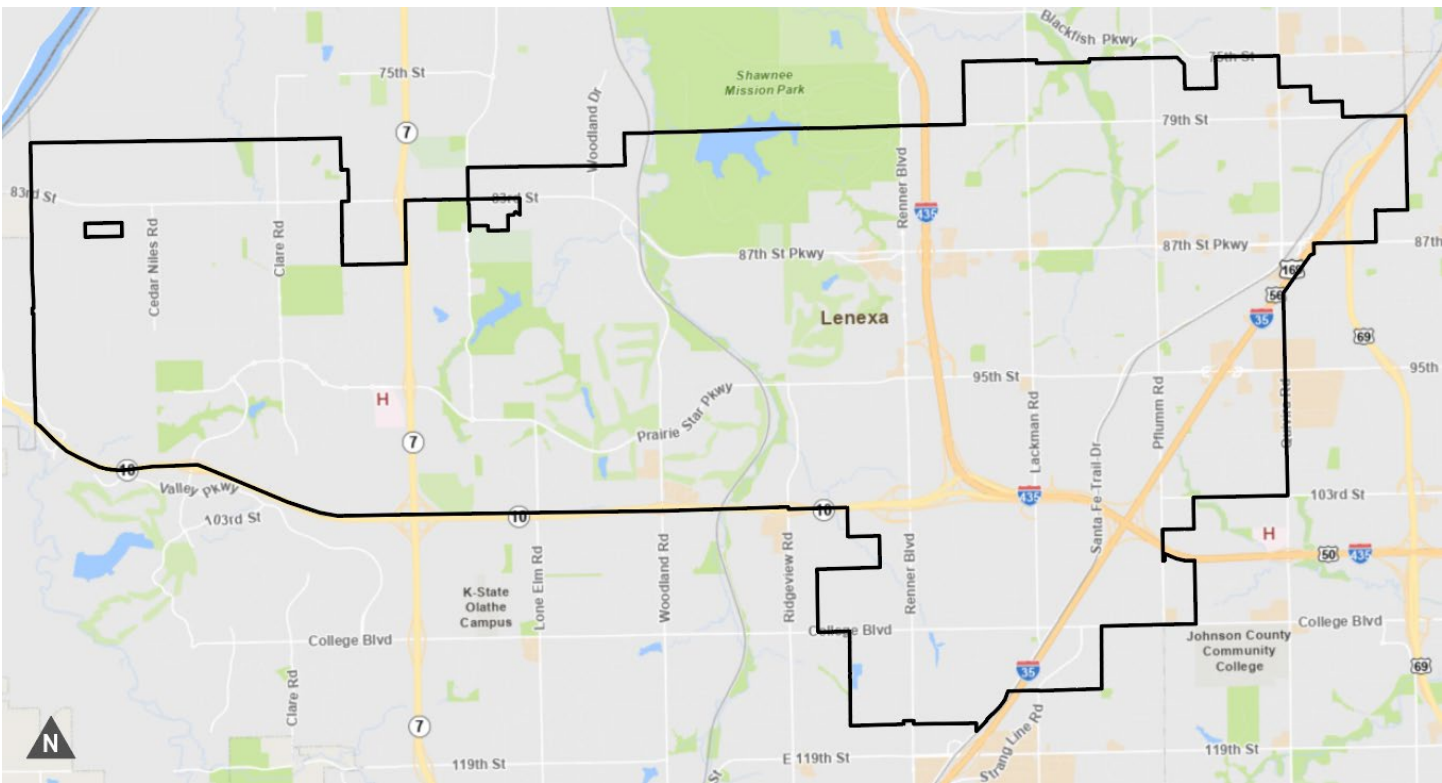
SHEET NUMBER

C03



UNIFIED DEVELOPMENT CODE AMENDMENT: MEDICAL OR DENTAL CLINIC & PERSONAL SERVICES

Project #:	UDC26-02	Location:	City-wide
Applicant:	City of Lenexa, Kansas	Project Type:	Text Amendment
Staff Planner:	Noah Vaughan	Code Sections:	4-1-B-22, 4-1-B-11



PROJECT SUMMARY

Staff proposes an amendment to the Unified Development Code (UDC) to modify the regulations for Medical or dental clinic and Personal services uses within the Planned Neighborhood Office (NP-O) and Planned General Office (CP-O) Zoning Districts. Medical or dental clinic and Personal services are currently allowed as special uses in the NP-O Zoning District, subject to approval of a special use permit (SUP). Medical or dental clinics are permitted by right in the CP-O Zoning District, while the Personal services use is a special use in the CP-O Zoning District. The proposed amendment would allow Medical or dental clinics and Personal services as permitted uses in the NP-O and CP-O districts, eliminating the SUP requirement and aligning the use with the intended low-intensity character and activity levels of these zoning districts. This code amendment requires a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

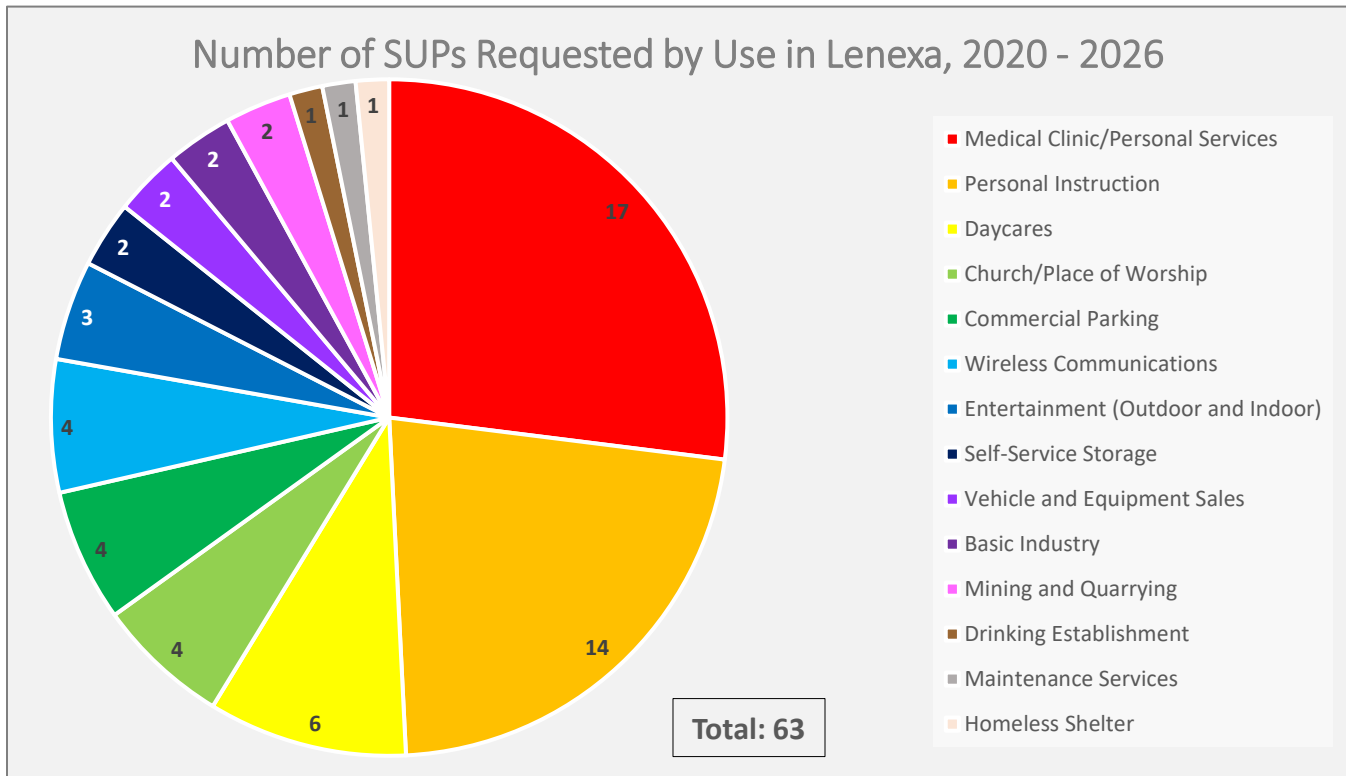
BACKGROUND

The Planned Neighborhood Office (NP-O) and Planned General Office (CP-O) Zoning Districts are intended to support primarily low-intensity office uses that support the surrounding community, neighborhood, and business areas. These districts function as transition areas in the community that are designed to buffer residential and non-residential areas intended for the use of small-scale office and commercial businesses that would be consistent with the City's Comprehensive Plan goals related to placemaking, economic vitality, and mixed-use development.

Under the current Unified Development Code, Medical or dental clinics require a special use permit to operate in the NP-O Zoning District, while Personal services require a special use permit to operate in the NP-O and CP-O Zoning Districts. The Medical clinic use is intended for 1-on-1 health practices in which the patient or client is not lodged overnight for treatment and includes services such as chiropractic work, dentists, optometrists, as well as physical therapy and mental health professionals. The Personal services use refers to commercial uses that provide a specific service to clients or customers such as barbershops, nail salons, tailoring, and dry cleaners. It is important to note that some overlap exists between the two uses, as massage therapy can be classified as either a Medical clinic or Personal services use, depending on the operations of the business.

Due to the low-impact nature of Medical or dental clinic and Personal services uses, many businesses are currently located at properties within the NP-O and CP-O Zoning Districts, which required special use permits. The pie chart below provides a visual representation of the 63 special use permits requested between 2020 and 2026. As shown, 27% of SUP applications, or just over a quarter of total SUP requests over that 6-year period, were for Medical clinic or Personal services uses, notably all of which were in the NP-O Zoning District. Within this time period, no SUP request for Medical clinic or Personal services uses have been denied. Additionally, no relevant issues or complaints regarding any of the approved SUPs have been reported within the last six years. Staff identified that the SUP requirement for Medical or dental clinics and Personal services uses in the NP-O and CP-O Zoning Districts creates an additional regulatory step that may not be necessary to achieve the intent that these districts provide to Lenexa.

The pie chart also shows a high number of SUP requests for Personal instruction within the last six years. However, several factors differentiate these SUP requests from those for Medical or dental clinics and Personal services uses. All 17 SUP requests for Medical or dental clinics and personal services were within the NP-O or CP-O Zoning Districts, whereas the 14 SUP requests for Personal instruction were within a wider variety of zoning districts. The wider distribution of requests demonstrates the need for case-by-case review to evaluate whether the use is appropriate for the location. Personal instruction is further divided into two separate classifications: Personal instruction, limited, and Personal instruction, general. These two classifications each have different restrictions, supplementary use requirements, and differences in where they are permitted by right versus where they require a special use permit within a particular zoning district. As a result, SUP requests for Personal instruction vary significantly based on the classification of the general or limited use and nature of the proposed business. Because the potential impacts of Personal instruction uses can differ greatly from one business to another, Staff must review additional factors such as business structure, amount of impact generated, and the zoning district in which the use is proposed to ensure compatibility. As such, Staff does not feel that the high amount of SUPs requested for Personal instruction uses justifies an amendment to the code at this time.



The proposed amendment would allow Medical or dental clinic and Personal services as permitted uses in the NP-O and CP-O Zoning Districts, recognizing that these businesses generate low traffic volumes, have a high demand for small office spaces, and are compatible with the existing uses permitted by right within these districts. This amendment is further supported by the absence of any observed or reported negative impacts associated with existing SUPs for these uses. This approach supports Comprehensive Plan goals that promote vibrant, attractive, and unique commercial areas with high economic vitality as well as fostering a strong local economy that offers a wide range of employment opportunities. All other applicable development, operational, and licensing standards would continue to apply, including the need to pursue deviations if parking or other standards cannot be met.

EXCERPTS FROM CURRENT CODE

The following are the relevant excerpts from the UDC.

UDC Section 4-3-C-3: Definitions of Commercial Uses

MEDICAL OR DENTAL CLINIC: 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.

PERSONAL SERVICES: An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include, beauty and barbershops, tanning and nail salons, weight loss centers, shoe shines, portrait studios, custom tailoring and seamstress, and establishments which provide massage therapy subject to the licensing provisions in this City Code.

UDC Section 4-1-B-22: Use Regulations Schedule

P = Permitted
 S = Special Use

TABLE 1: EXCERPT FROM THE USE TABLE																						
USE	AG	RE	RPE	R-1	RP-1	RP-2	RP-3	RP-4	RP-5	NP-O	CP-O	CP-1	CP-2	CP-3	CP-4	HBD	BP-1	BP-2	BP-S	CC	PMU	SUPP REGS
Medical or Dental Clinic										S	P	P	P	P	P	P	P		S	P	P	
Personal Services										S	S	P	P	P	P	P				P	P	

UDC Section 4-1-B-11: NP-O, Planned Neighborhood Office District

- D. Special Uses:
 - 2. Commercial Uses:
 - Medical or Dental Clinic
 - Personal Services

UDC Section 4-1-B-12: CP-O, Planned General Office District

- D. Special Uses:
 - 2. Commercial Uses:
 - Personal Services

CONSIDERATIONS

AREA IMPACTED

The proposed amendment applies only to properties zoned Planned Neighborhood Office (NP-O) and Planned General Office (CP-O), as illustrated in Exhibit 1. These districts are spread throughout the city but are intentionally planned to accommodate low-intensity office uses that service the surrounding community and nearby office park sites. The amendment would not affect other zoning districts or expand where Medical or dental clinics or Personal services uses may be located within the community.

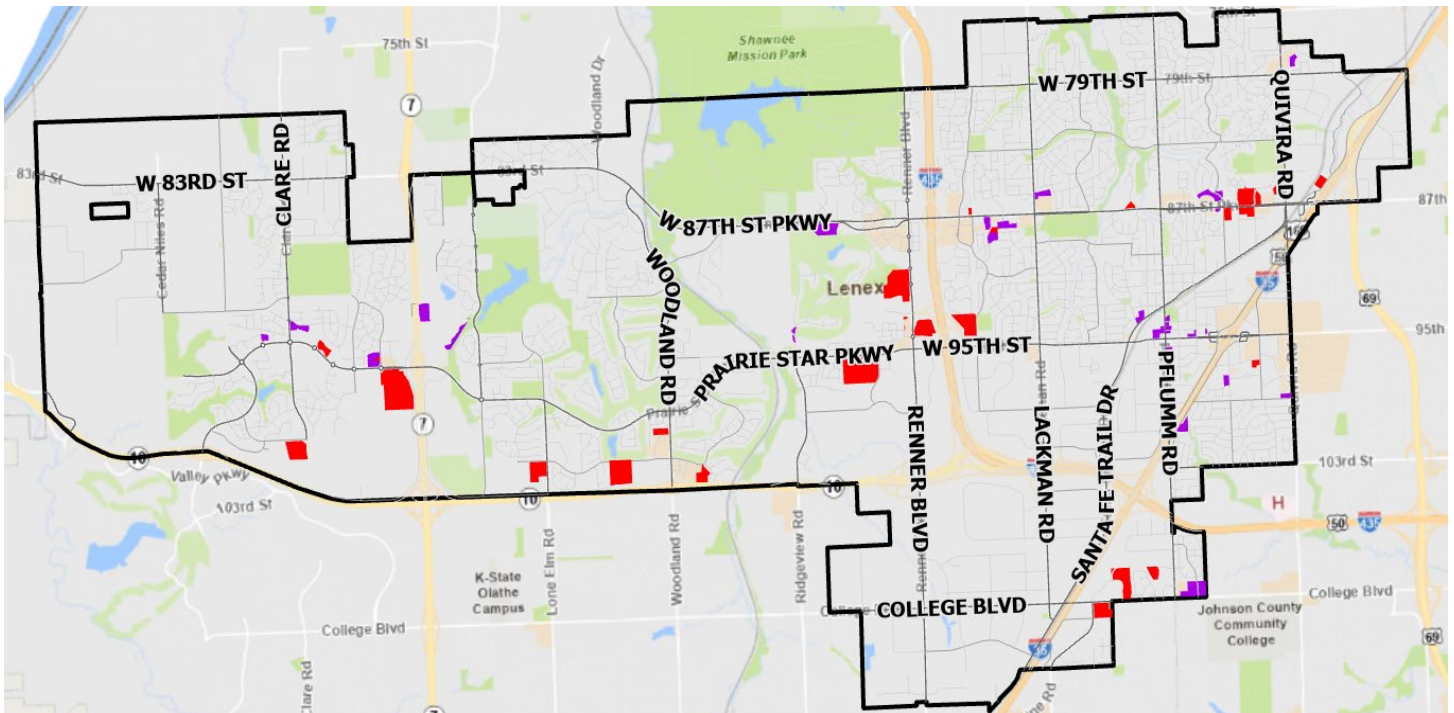


Exhibit 1: City-wide view of all properties zoned NP-O (shown in purple) and CP-O (shown in red).

CONSISTENCY WITH EXISTING DEVELOPMENT

Staff reviewed the existing development patterns within the NP-O and CP-O Districts and does not anticipate adverse impacts associated with allowing Medical or dental clinics and/or Personal services as permitted uses. All existing development standards will remain such as parking, setbacks, signs, etc. The character of these districts already supports low-intensity office uses, and the proposed amendment aligns with the established and planned function of these areas.

NONCONFORMITIES

The proposed amendment would not create any nonconforming uses, structures, or sites. Existing development within the NP-O and CP-O Zoning Districts would remain compliant with the UDC following adoption of the amendment. There are currently 14 active SUPs for Medical clinics or Personal services within these zoning districts that would be affected by the proposed change.

**TABLE 2: ACTIVE SUPS
FOR MEDICAL CLINIC OR PERSONAL SERVICES IN NP-O OR CP-O**

SUP #	BUSINESS/SITE	USE	ADDRESS	EXPIRATION
SU17-03	Alterations by Heidi	Personal Services	9431 Pflumm Rd	04/18/2032
SU17-15	Angel's Competition Bikinis	Personal Services	15555 W 87 th St Pkwy	12/19/2032
SU22-02	Jenkin's Dentistry	Dental Clinic	8700 Bourgade Ave	04/19/2027
SU23-07	Headache Relief Center	Medical Clinic	8807 Long St	09/19/2028
SU23-08	NeuroEdge Chiropractic LLC	Medical Clinic	13100 W 95 th St	09/19/2028
SU23-10	Fine Line Solutions	Personal Services	13100 W 95 th St	11/21/2026
SU24-01	Tarry Chiropractic LLC	Medical Clinic	13000 W 87 th St Pkwy	03/19/2029
SU24-02	Evolution You	Medical Clinic and Personal Services	13626 W 95 th St	03/19/2029
SU24-08	Hikari Massage Therapy	Personal Services	13000 W 87 th St Pkwy	09/17/2029
SU25-07	Stay Smiling Orthodontics	Dental Clinic	8706 Bourgade Ave	06/17/2030
SU25-09	SOZO Therapy	Medical Clinic	13000 W 87 th St Pkwy	09/16/2030
SU25-10	Raw Health Company	Medical Clinic	12760 W 87 th St Pkwy	10/21/2030
SU26-02	Mind, Body, & Soul	Personal Services	9716 Rosehill Rd	03/17/2029
SU26-03	Green Prairie	Medical Clinic	13830 Santa Fe Trail Dr	04/17/2036

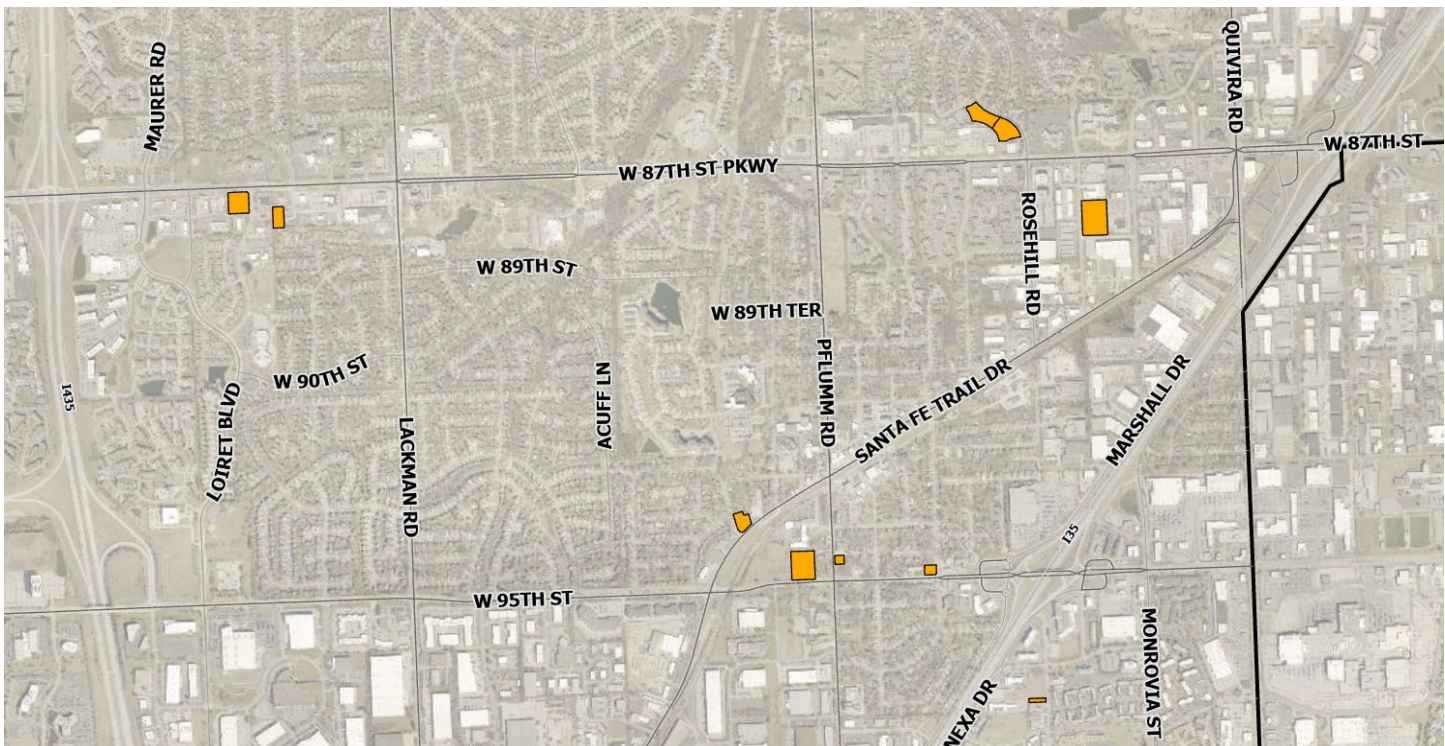


Exhibit 2: City-wide view of all properties currently with an active, renewable Special Use Permit for a Medical clinic or personal services use in either the NP-O or CP-O Zoning District, shown in orange.

ADMINISTRATIVE EFFICIENCIES

Under the proposed amendment, existing applicants and property owners with active SUPs for Medical clinics or Personal services would no longer be required to complete the SUP renewal process for these uses. The amendment would also likely reduce the number of future SUP applications for these uses.

Because these requests are typically routine and non-contentious in nature, the proposed amendment would streamline the development review process by reducing associated public hearings before the Planning Commission and future items requiring City Council consideration. This would allow Staff to dedicate additional time and resources toward other development review activities and planning initiatives.

REGULATORY OVERSIGHT

While the amendment would remove the SUP requirement for Medical or dental clinics and Personal services in the NP-O and CP-O Districts, all other applicable development standards, operational requirements, and licensing regulations would continue to apply. This includes compliance with building, fire, occupancy, and business licensing requirements, which collectively provide ongoing oversight of these uses.

PROPOSED AMENDMENT

UDC Section 4-1-B-22: Use Regulations Schedule

P = Permitted
S = Special Use

TABLE 3: AMENDMENT TO THE USE TABLE																						
USE	AG	RE	RPE	R-1	RP-1	RP-2	RP-3	RP-4	RP-5	NP-O	CP-O	CP-1	CP-2	CP-3	CP-4	HBD	BP-1	BP-2	BP-S	CC	PMU	SUPP REGS
Medical or Dental Clinic										P \$	P	P	P	P	P	P	P		S	P	P	
Personal Services										P \$	P \$	P	P	P	P	P				P	P	

UDC Section 4-1-B-11: NP-O, Planned Neighborhood Office District

B. Permitted Uses: The following uses shall be permitted in the NP-O District:

1. Public or Civic Uses:

- Church or place of worship, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article
- Daycare, limited, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article
- Public park, subject to the supplementary use regulations of Section 4-1-B-23-X of this Article

2. **Commercial Uses:**
 - Medical or dental clinic
 - Office
 - Personal instruction, limited, subject to the supplementary use regulations of Section 4-1-B-23-AH of this Article
 - Personal services

- C. **Conditional Uses:** (Rep. Ord. 3914, 5/18/1995)

- D. **Special Uses:** The following uses shall be permitted in the NP-O District if reviewed and approved by the Governing Body in accordance with the procedures and standards of Article 4-1-G of this Chapter:
 1. **Public or Civic Uses:**
 - Cemetery, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article
 - Club or lodge
 - Cultural services
 - Daycare, commercial, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article
 - Daycare, general, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article
 - Large WECS, subject to the supplementary use regulations of Section 4-1-B-23-AI of this Article
 - Nursing home
 - Public safety services
 - Utility
 - Wireless Communications Tower, subject to the supplementary use regulations of Section 4-1-B-23-AE of this Article

 2. **Commercial Uses:**
 - Laundry or dry cleaning, limited
 - ~~Medical or dental clinic~~
 - Medical or dental lab
 - Personal instruction, general, subject to the supplementary use regulations of Section 4-1-B-23-AC of this Article.
 - Personal services
 - Self-service storage, subject to the supplementary use regulations of Section 4-1-B-23-Z of this Article.
 - Veterinary hospital, subject to the supplementary use regulations of Section 4-1-B-23-O of this Article.

UDC Section 4-1-B-12: CP-O, Planned General Office District

- B. **Permitted Uses:** The following uses shall be permitted in the CP-O District:
 1. **Public or Civic Uses:**
 - Church or place of worship, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article
 - Club or lodge
 - Cultural services
 - Daycare, limited, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article
 - Daycare, general, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article
 - Public park, subject to the supplementary use regulations of Section 4-1-B-23-X of this Article

Public safety services

School, elementary and secondary, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article

2. Commercial Uses:

Banking services, subject to the supplementary use regulations of Section 4-1-B-23-U of this Article

Medical or dental clinic

Medical or dental lab

Office

Personal instruction, limited, subject to the supplementary use regulations of Section 4-1-B-23-AH of this Article

Personal services

C. Conditional Uses: (Rep. Ord. 3914, 5/18/1995)

D. Special Uses: The following uses shall be permitted in the CP-O District if reviewed and approved by the Governing Body in accordance with the procedures and standards of Article 4-1-G of this Chapter:

1. Public or Civic Uses:

Cemetery, subject to the supplementary use regulations of Section 4-1-B-23-R of this Article

College or university

Daycare, commercial, subject to the supplementary use regulations of Section 4-1-B-23-E of this Article

Group home, general

Hospital

Large WECS, subject to the supplementary use regulations of Section 4-1-B-23-AI of this Article

Nursing home

Utility

Wireless Communications Facility, subject to the supplementary use regulations of Section 4-1-B-23-AE of this Article

2. Commercial Uses:

Banking Facility - Temporary, subject to the supplementary use regulations of Section 4-1-B-23-AA of this Article

Fitness center

Funeral home, subject to the supplementary use regulations of Section 4-1-B-23-AB of this Article

Laundry or dry cleaning, limited

Personal instruction, general, subject to the supplementary use regulations of Section 4-1-B-23-AC of this Article

Personal services

Self-service storage, subject to the supplementary use regulations of Section 4-1-B-23-Z of this Article.

Veterinary hospital, subject to the supplementary use regulations of Section 4-1-B-23-O of this Article

Vocational school

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 June 16, 2026.

RECOMMENDATION FROM PROFESSIONAL STAFF

- ★ **Conduct a Public Hearing.**
- ★ **Staff recommends approval of the proposed Text Amendment to Sections 4-1-B-11, 4-1-B-12, and 4-1-B-22 of the UDC.**
 - The project is consistent with Lenexa's goals by providing *Inclusive Community Building* and *Responsible Economic Development* to create *Inviting Places, Healthy People, and a Thriving Economy*.

TEXT AMENDMENT

Staff recommends **APPROVAL** of the **Text Amendment to Sections 4-1-B-11, 4-1-B-12, and 4-1-B-22 of the Unified Development Code** relating to regulations for **Medical or dental clinics** and **Personal services** as drafted within this Staff Report.

CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, May 4, 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 Sunny Dharod
Commissioner Ben Harber
Commissioner Don Horine
Commissioner Jermaine Jamison
Commissioner Curt Katterhenry
Commissioner Cara Wagner
Commissioner David Woolf

COMMISSIONERS ABSENT

None

STAFF PRESENT

Scott McCullough, Director of Community Development
Stephanie Sullivan, Planning Manager
Andrew Diekemper, Assistant Fire Chief
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

APPROVAL OF MINUTES

The minutes of the April 6, 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 Harber, seconded by Commissioner Horine, and **APPROVED** by a majority voice vote.

CONSENT AGENDA

1. **Arise Sales Center** — Consideration of a revised final plan for an office use with deferred parking on property located at 8622 Maurer Road within the CP-2, Planned Community Commercial District. PL26-01FR
2. **Hedge Lane Residential** — Consideration of a final plat for a mixed-residential development on property located at 9140 Hedge Lane Terrace within the RP-1, Planned Residential (Low Density) and RP-2, Planned Residential (Intermediate Density) Districts. PT26-14F
3. **8412 Bridle Dale Addition** — Consideration of a deviation from the side yard setback requirement to allow an addition on property located at 8412 Bridle Dale Street within the RP-E, Planned Residential Estate District. DV26-02

Chairman Poss entertained a motion to **APPROVE** the Consent Agenda. Moved by Commissioner Horine, seconded by Commissioner Wagner, and carried by a unanimous voice vote.

REGULAR AGENDA

None.

CONTINUED APPLICATIONS (NO DISCUSSION)

4. **Highlands at Clear Creek** — Consideration of a final plat for a single-family residential subdivision on property located near the southeast corner of 86th Terrace and Clare Road within the RP-1, Planned Residential (Low Density) District. PT26-11F *(Continued to the June 1, 2026 Planning Commission Meeting)*
5. **Canyon Ridge** — Consideration of a final plan for the multifamily residential component of a mixed-use development located at the northwest corner of K-10 Highway & Canyon Creek Boulevard with the PUD (Planned Unit Development) District. PL26-03F *(Continued to the June 1, 2026 Planning Commission Meeting)*

STAFF REPORT

6. **National Planning Conference Presentation** — Staff will present highlights from the American Planning Association's National Planning Conference in Detroit, Michigan

Jessica Lemanski, Planner II, and Noah Vaughan, Planning Specialist I, along with Commissioner Jamison, each delivered a presentation summarizing their experiences at the National Planning Conference held in Detroit, Michigan, from April 24 through April 27.

Jessica Lemanski began by discussing *Village of Euclid v. Ambler Realty*, a landmark ruling that upheld zoning as a valid exercise of government power to protect public welfare. She noted that while the decision established the foundation for modern zoning, it also contributed to unintended consequences such as housing shortages and segregation, which have since driven reforms promoting more flexible

and inclusive development practices. Ms. Lemanski also shared insights about the Small Developers of KC organization, which trains local residents to navigate the development process and pursue community-based projects, transforming traditional barriers into a more positive, locally driven cycle of investment and growth. She concluded by emphasizing that effective planning requires curiosity, conflict management, and meaningful face-to-face engagement, and that strong public reactions often reflect deeper concerns such as feeling unheard, uncertainty about impacts, or resistance to change.

Noah Vaughan described his first day at the conference, where he attended workshops focused on community-driven reuse of vacant parkland, intergovernmental collaboration between towns and counties, the rapid expansion of data centers and artificial intelligence, and practical planning tools such as GIS and cost-benefit analysis to support trail funding and development. On his second day, he participated in sessions addressing zoning strategies to support small businesses, the role of mobility hubs in improving access, disaster resource planning, and placemaking strategies in music-driven cities like Detroit. On Mr. Vaughan's third day, he attended sessions on policy and politics, focusing on how planning professionals can respond when political dynamics influence our complicated policy implementation. He also learned about Native housing initiatives across the United States, approaches for interacting with the public through storytelling in planning practice, and strategies for preserving historic places through conservation easements.

Commissioner Jamison attended several sessions and chose to highlight a few. He expounded on leadership and values in public service, community-focused development partnerships, and reframing approaches to affordable housing. He concluded by reflecting on Lenexa's strong leadership and community, stating that he feels fortunate to live in the City of Lenexa. Commissioner Jamison noted that Lenexa's leadership consistently upholds shared values and ensures decisions align with the City's codes and policies, while prioritizing the best interests of the community.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 7:29 p.m. on Monday, May 4, 2026.