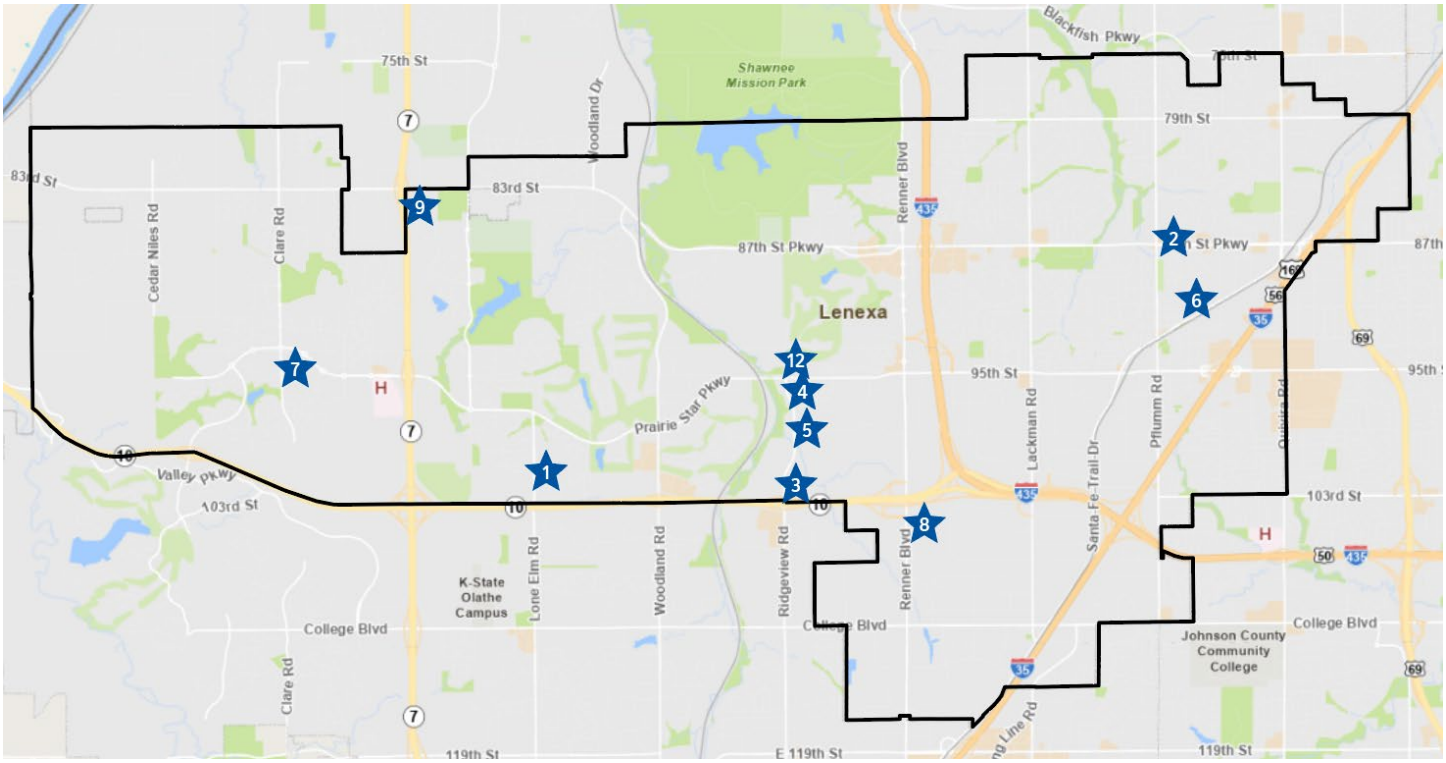
PLANNING COMMISSION AGENDA

OCTOBER 5, 2026 at 7:00 PM

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

AGENDA MAP



CALL TO ORDER

ROLL CALL

APPROVE MINUTES FROM THE AUGUST 31, 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. **Request to continue to the November 2, 2026 Planning Commission Meeting: Midwest Sikh Gurudwara Parking Expansion & Maintenance Building — Consideration of a revised preliminary plan for a parking lot expansion and an accessory structure on property located at 10050 Marion Street within the R-1, Single-Family Residential District. PL26-03PR**

   In accordance with the Planning Commission Bylaws, any item may be continued one time each by the applicant and by Staff as a matter of right. Any subsequent continuances may only be approved by majority vote of the Planning Commission. The applicant and Staff have each utilized their continuance by right for this item previously. To continue the item for a third time, the majority of the Planning Commission must approve a continuance.

2. **Westchester Square — Consideration of a final plan for façade improvements, sign deviations, and a new sign scheme on property located at the northeast corner of W. 87th Street Parkway & Pflumm Road within the CP-2, Planned Community Commercial District. PL26-10F**

3. **Vista Ridge - Lot 6 — Consideration of a final plan for a multitenant commercial building and a setback deviation on property located at 18237 W. 101st Street within the CP-3, Planned Regional Commercial District. PL26-11F**

4. **Vista Village North - Phase 1 — Consideration of a final plan for a multitenant commercial development on property located at the southeast corner of Prairie Star Parkway & Ridgeview Road within the PUD, Planned Unit Development District. PL26-12F**

5. **Viracor, Second Plat — Consideration of a revised final plat to combine lots on property located at 18000 W. 99th Street within the BP-2, Planned Manufacturing District. PT26-07FR**

REGULAR AGENDA

6. **Taylor Made Catering — Consideration of a revised final plan, preliminary plat, and final plat for site modifications on property located at 12820 & 12822 W. 91st Street within the CP-2, Planned Community Commercial District.**

    a. **Consideration of a revised final plan for site modifications. PL26-02FR**

    b. **Consideration of a preliminary plat for a one-lot commercial subdivision. PT26-04P**

    c. **Consideration of a final plat for a one-lot commercial subdivision. PT26-22F**

7. **St. James Academy Cultural Arts Center & Future Additions — Consideration of a revised preliminary plan for building additions on property located at 24505 Prairie Star Parkway within the R-1, Single-Family Residential District. PL26-06PR**

8. **WaterOne Mine Remediation — Consideration of a rezoning, special use permit, and preliminary plan to conduct mining operations on property located at 10401 Renner Boulevard. (Public Hearing)**

    a. **Consideration of a rezoning from the BP-1, Planned Business Park District to the BP-2, Planned Manufacturing District for a mining remediation project. RZ26-05**

    b. **Consideration of a special use permit to allow mining operations within the BP-2, Planned Manufacturing District. SU26-08**

    c. **Consideration of a preliminary plan for a mining remediation project within the BP-2, Planned Manufacturing District. PL26-09P**

CONTINUED APPLICATIONS *(NO DISCUSSION)*

9. **Hy-Vee 83rd & K-7 — Consideration of a revised preliminary plan for a grocery store and commercial outlots on property located at 22939 W. 83rd Street within the CP-2, Planned Community Commercial District. PL26-05PR (Continued to the November 2, 2026 Planning Commission Meeting)**

10. **Proposed Amendments to the Unified Development Code — Consideration of amendments related to several topics including: interpreting zoning district boundaries, property development regulations, the table of lesser change, zoning maps, zoning permits, Comprehensive Plan consistency, enforcement, preliminary plans and plats, procedures for design determination, special development regulations, and administration. UDC26-03 (Public Hearing) (Continued to the November 2, 2026 Planning Commission Meeting)**

11. **Lenexa Comprehensive Plan — Annual report and consideration of amendments to the plan's Future Land Use Map. (Public Hearing) (Continued to the November 2, 2026 Planning Commission Meeting)**

WITHDRAWN APPLICATIONS *(NO DISCUSSION)*

12. **Ascent Apartments — Consideration of a rezoning and concept plan for a 203-unit multifamily residential development located at the northeast corner of Prairie Star Parkway and Ridgeview Road.**

    a. **Consideration of a rezoning of a portion of the property from the NP-O, Planned Neighborhood Office District to the RP-4, Planned Residential (High Density) District. RZ26-06**

    b. **Consideration of a concept plan for a 203-unit multifamily residential development within the RP-4, Planned Residential (High Density) District. PL26-05CP**

STAFF REPORTS

ADJOURN

APPENDIX

13. **August 31, 2026 Draft Meeting Minutes**

If you have any questions about this agenda, please contact 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.

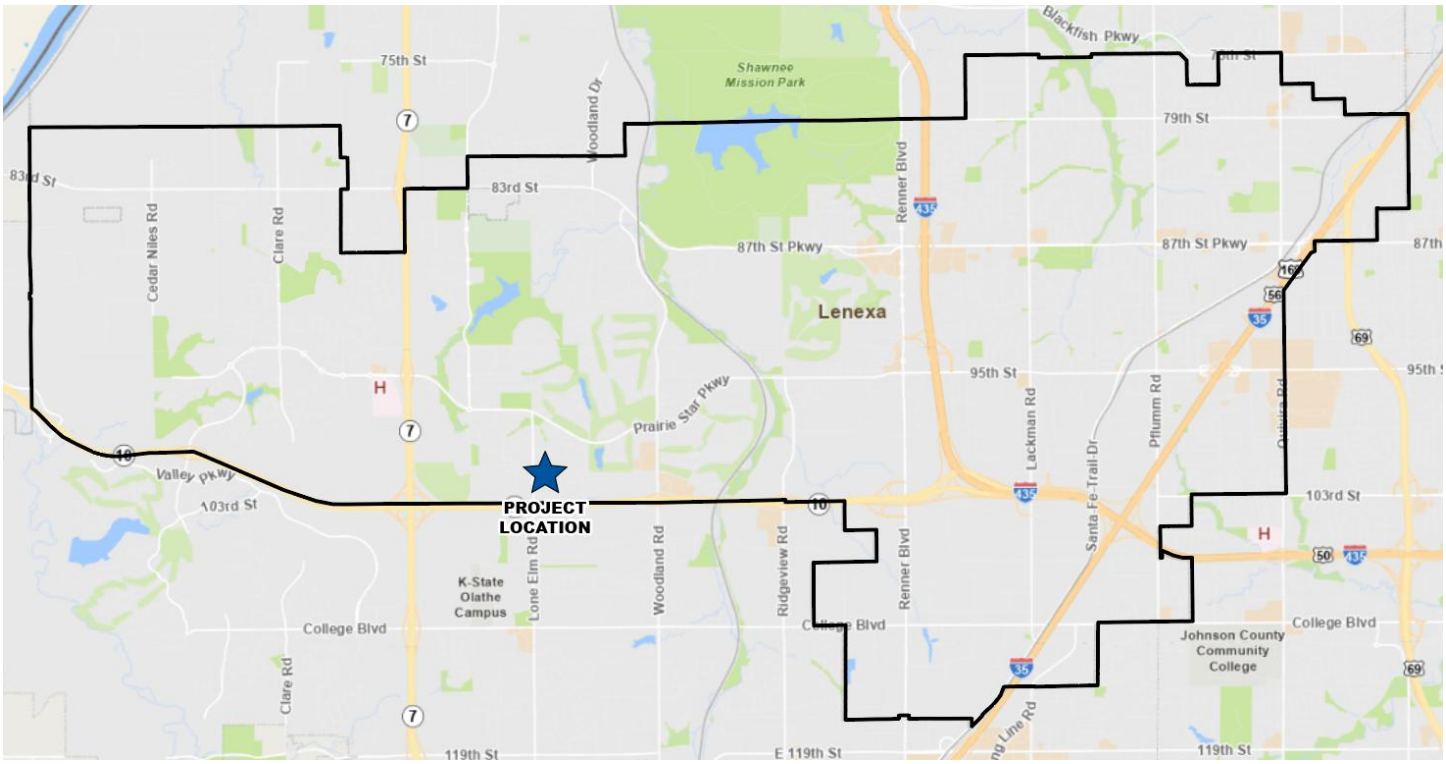
Lenexa KANSAS

PLANNING COMMISSION STAFF REPORT

October 5, 2026

MIDWEST SIKH GURUDWARA PARKING EXPANSION & MAINTENANCE BUILDING

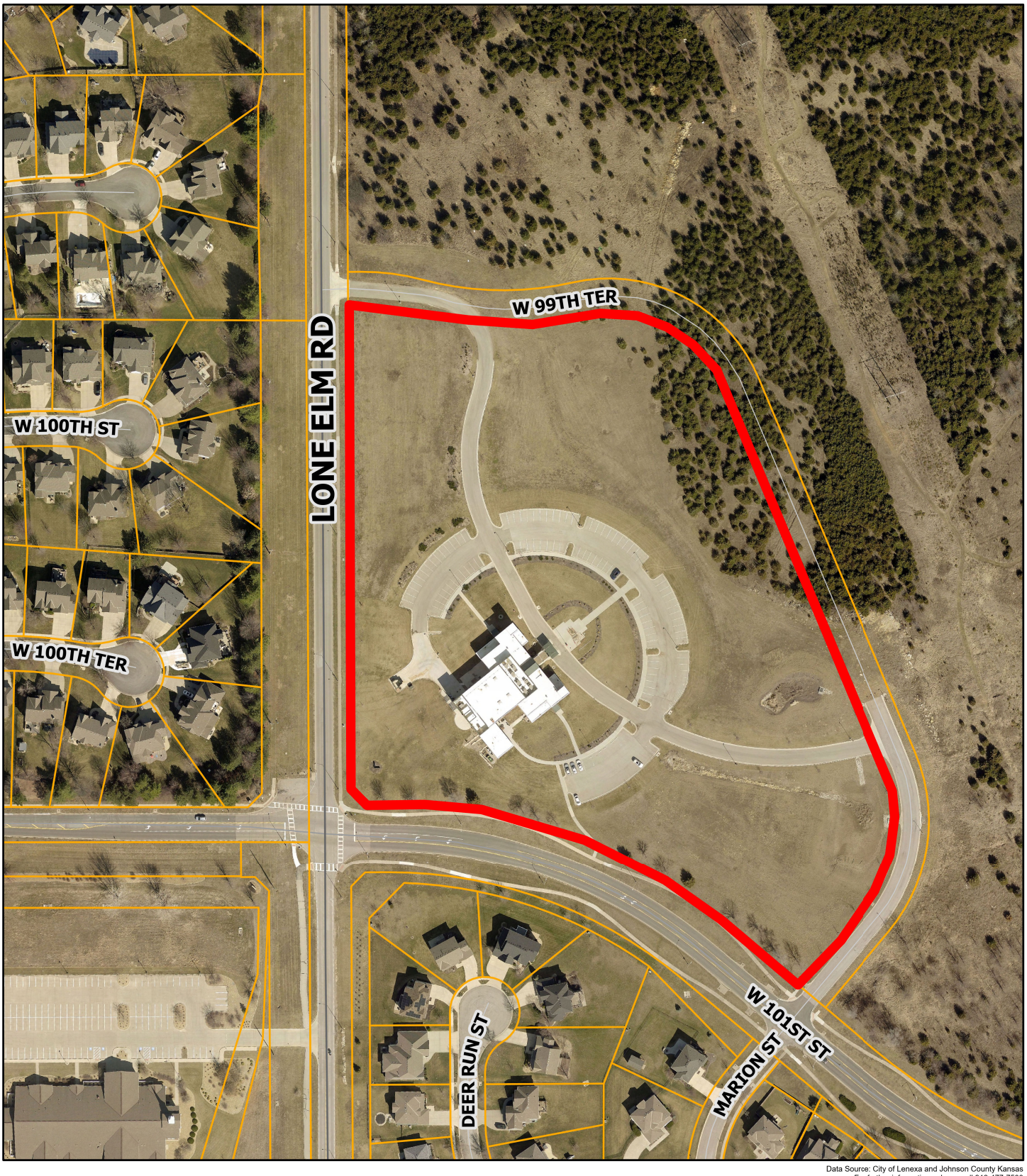
Project #:	PL26-03PR	**Location:**	10050 Marion Street
Applicant:	Daniel Finn, Phelps Engineering	**Project Type:**	Revised Preliminary Plan
Staff Planner:	James Molloy and Oliver Zigmund	**Proposed Use:**	Church or Place of Worship



PROJECT SUMMARY

The applicant requests a continuance of a revised preliminary plan for the construction of an 800 SF accessory structure to be used for site maintenance purposes and the expansion of the parking lot at the Midwest Sikh Gurudwara at 10050 Marion Street in the R-1, Single-Family Residential Zoning District. This preliminary plan was originally scheduled for the August 3, 2026, Planning Commission meeting, but was continued at the request of the Staff to allow the applicant time to prepare a revised stormwater study. Revised plans were not received by the deadline for the August 31, 2026, and October 5, 2026, Planning Commission meetings because the stormwater study was still underway. The current continuation is requested to allow additional time to prepare the required revised stormwater study that staff understands is underway by the applicant. This request does not require a public hearing.

STAFF RECOMMENDATION: CONTINUE TO THE NOVEMBER 2, 2026 MEETING



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

Midwest Sikh Gurudwara
Parking and Maintenance Building

N

0 100 200 400 Feet

Lenexa KANSAS

PLANNING
ENGINEERING
IMPLEMENTATION

Date: September 28, 2026

To: Stephanie Sullivan, AICP
Planning Manager, City of Lenexa

From: Judd D. Claussen, P.E., Phelps Engineering, Inc.

CC: Dan Finn, P.E.

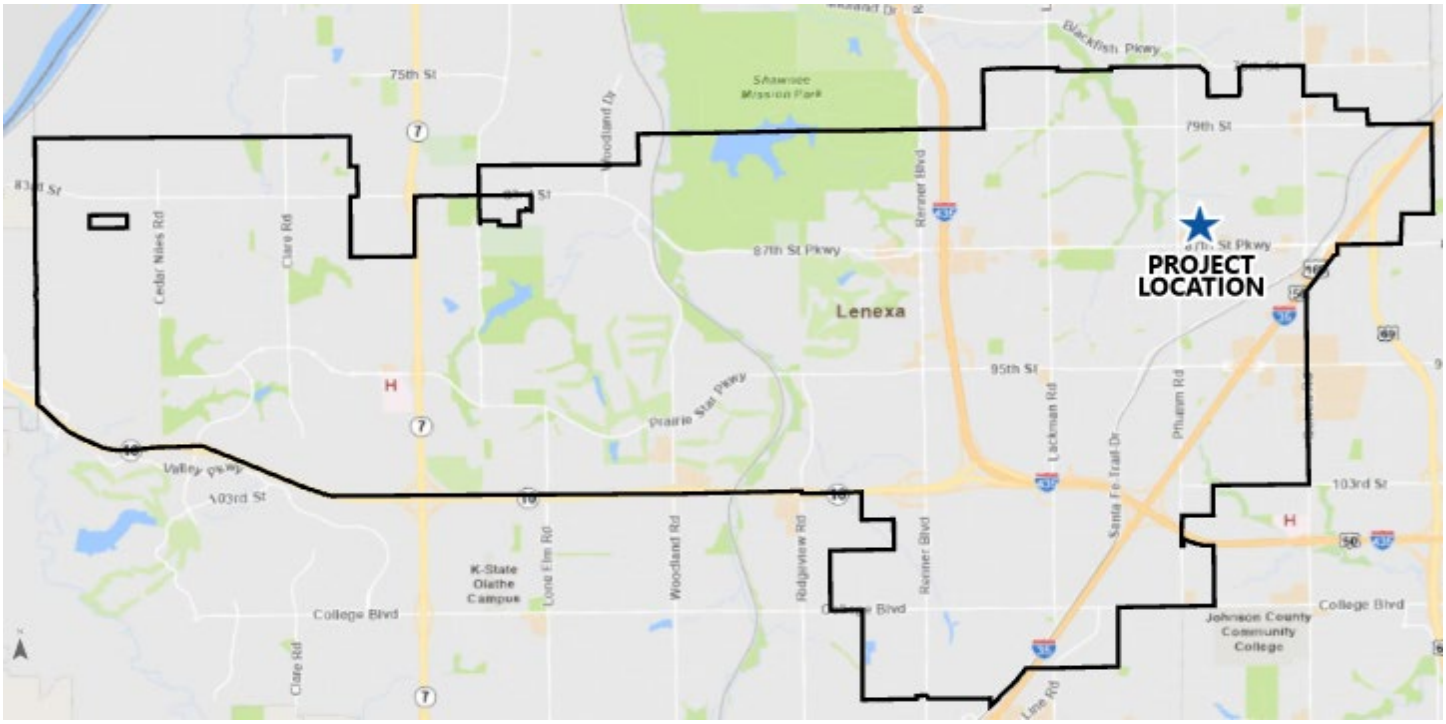
Re: Continuance request
Midwest Sikh Grurdwara Parking Expansion PEI #260245

We are requesting a one-month continuance on this case to allow additional time for addressing the re-analysis of the stormwater detention on this site, as requested by staff. Therefore, instead of being on the October 5 planning commission agenda, we would be on the November 2 planning commission agenda. Thank you.

PHELPS ENGINEERING, INC.
1270 N. Winchester – Olathe, Kansas 66061 – (913) 393-1155 – Fax (913) 393-1166 – www.phelpsengineering.com

WESTCHESTER SQUARE

Project #:	PL26-10F	**Location:**	Northeast corner of Pflumm Road and 87th Street Parkway
Applicant:	Henry Klover, Klover Architects	**Project Type:**	Final Plan
Staff Planner:	Noah Vaughan	**Proposed Use:**	Commercial (retail, personal services, restaurant (general and fast-food), banking services, pay day loan business)



PROJECT SUMMARY

The applicant requests approval of a final plan for site and façade improvements on a multitenant commercial property known as Westchester Square located at the northeast corner of 87th Street Parkway and Pflumm Road, with an address range of 13240-13400 W. 87th Street Parkway. The proposed final plan will remove existing structural hip/shed roof elements from the existing multitenant building on site and replace them with parapet-based facades containing neutral-colored sign bands to accommodate existing and proposed tenants. The exterior materials of the buildings will also receive improvements, including changes to the established brick exteriors to EIFS (exterior insulation finishing system) material, installation of stone bases to the existing colonnades, as well as updated awnings. Additional changes include new lighting to the Hy-Vee tenant space and the remainder of the primary multitenant building and new landscaping along the street frontages and throughout the development. The application includes a new sign scheme for the development, and two sign deviations are requested with this final plan. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The subject property lies at the corner of the intersection of 87th Street Parkway and Pflumm Road and maintains access from both roads, containing two access points from each. The site was initially developed following approval of a plan for the site in 1985, with ongoing construction over the next few years following this approval. By 1991, the existing buildings on the site were all constructed, with the exception of the FedEx building in the southwest corner of the site, which was constructed in 1998. The sign scheme for the site has been revised three times since the original 1985 plan was approved - in 1987, 1990, and 1996, respectively. A revised final plan was also approved for additions and alterations to the site in 1997. The property is not platted.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
PL85-48F	Final Plan	Westchester Square – Buildings 1,2,3 & 4	August 19, 1985
PL87-12F	Sign Scheme Revision	Westchester Square Sign Scheme Revision	July 6, 1987
PL90-01F	Sign Scheme Revision #2	Westchester Square Sign Scheme Revision #2	March 1, 1990
PL96-08FR	Sign Scheme Revision #3	Westchester Square Sign Scheme Revision #3	April 29, 1996
PL97-08FR	Revised Final Plan	Westchester Shopping Center Additions/Alterations	March 3, 1997
PL98-12F	Final Plan	Westchester Shopping Center Building 5	July 6, 1998
DV21-04	Deviation	Westchester Monument Sign Deviation	June 28, 2021

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
16.37	178,842	CP-2	Community Commercial

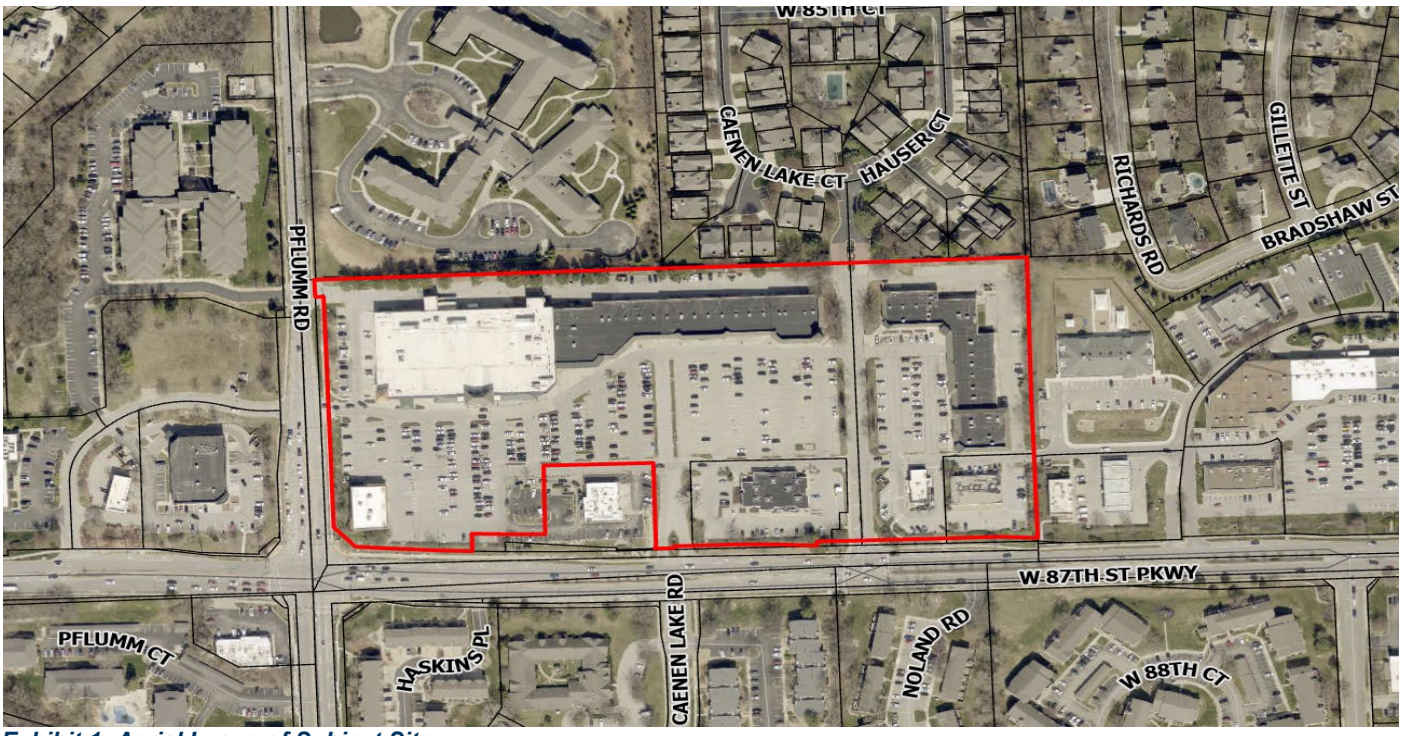


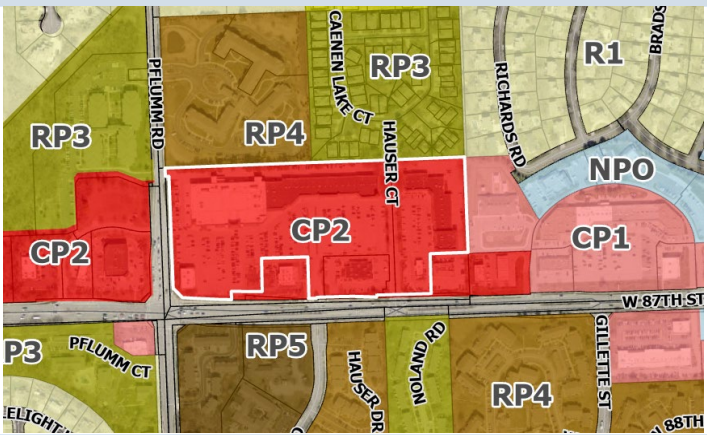
Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The Westchester Square development is split into four different parcels and contains two large multitenant buildings and three smaller standalone buildings all under common ownership. There are also two additional standalone buildings that maintain different ownership from the rest of the development. This project focuses on the parcel adjoining Pflumm Road which contains one of the large multitenant buildings with the following current tenants: Hy-Vee, Pet Supplies Plus, Side Pockets, Check Into Cash, Elysian Salon and Spa, Star Beauty, H&R Block, Edible Arrangements, and Dollar Tree. The standalone FedEx building within the same parcel is also included in this project, as well as a smaller standalone multitenant building on a separate parcel containing Subway, Massage Envy, and Academy Bank. These buildings, and the parcels within the center west of Hauser Court, will receive the architectural, façade, and site improvement changes detailed in this project; the two parcels and three buildings east of Hauser Court do not have proposed physical site changes except for minor landscaping enhancements. However, the sign scheme proposed by the applicant will apply to all four parcels within Westchester Square.

The subject property is currently zoned CP-2, and the Future Land Use classification is Community Commercial. Based on the current occupants, the existing uses at this site include retail, personal services, restaurant (general and fast-food), banking services, and a pay day loan business. These are all allowable uses within the CP-2 Zoning District. The proposed uses are consistent with the current zoning and the City's Comprehensive Plan.

Zoning Map



Future Land Use Map

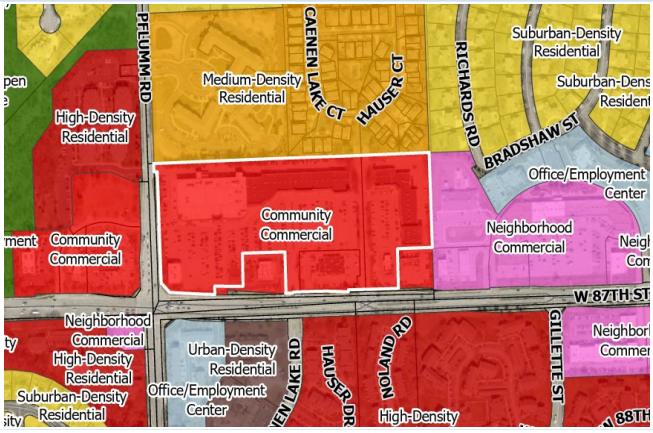


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Community Commercial	CP-2, Planned Community Commercial District	Retail, Personal Services, Restaurant, Banking Services, Pay Day Loan Business
North	Medium-Density Residential	RP-3, Residential Planned (Medium-High Density) District, RP-4, Residential Planned (High-Density) District	Multifamily Residential, Nursing Home
South	Urban Density Residential, High Density Residential, Office/Employment Center	RP-3, Residential Planned (Medium-High Density) District, RP-4, Residential Planned (High-Density) District, RP-5, Residential Planned (High-Rise, High-Density) District	Multifamily Residential, Apartments
East	Neighborhood Commercial	CP-1, Planned Neighborhood Commercial District, CP-2, Planned Community Commercial District	Retail, Personal Services, Restaurant, Medical Clinic
West	Community Commercial, High Density Residential	CP-2, Planned Community Commercial District, RP-3, Residential Planned (Medium-High Density) District	Nursing Home, Retail, Auto Service, limited

FINAL PLAN REVIEW

The scope of the site affected by the final plan for the façade improvements is approximately 12 acres, which includes the primary parcel containing one of the large multitenant buildings within the shopping center, as well as the standalone FedEx building, in addition to a smaller multitenant building in the southeast corner of the site, adjacent to Hauser Court. The entire Westchester Square site is approximately 16.37 acres. The site has been developed since the mid-1980s and will be updated to introduce a more modern aesthetic to the area. The final plan proposes multiple changes to the site, the majority of which will be architectural changes to the buildings, which will renovate the existing tenant spaces at each of the buildings included in the project. The majority of changes are related to the roof elements of the multitenant building and the façade areas of all tenant spaces. The exact changes are discussed in greater detail within the architecture section of this Staff Report.

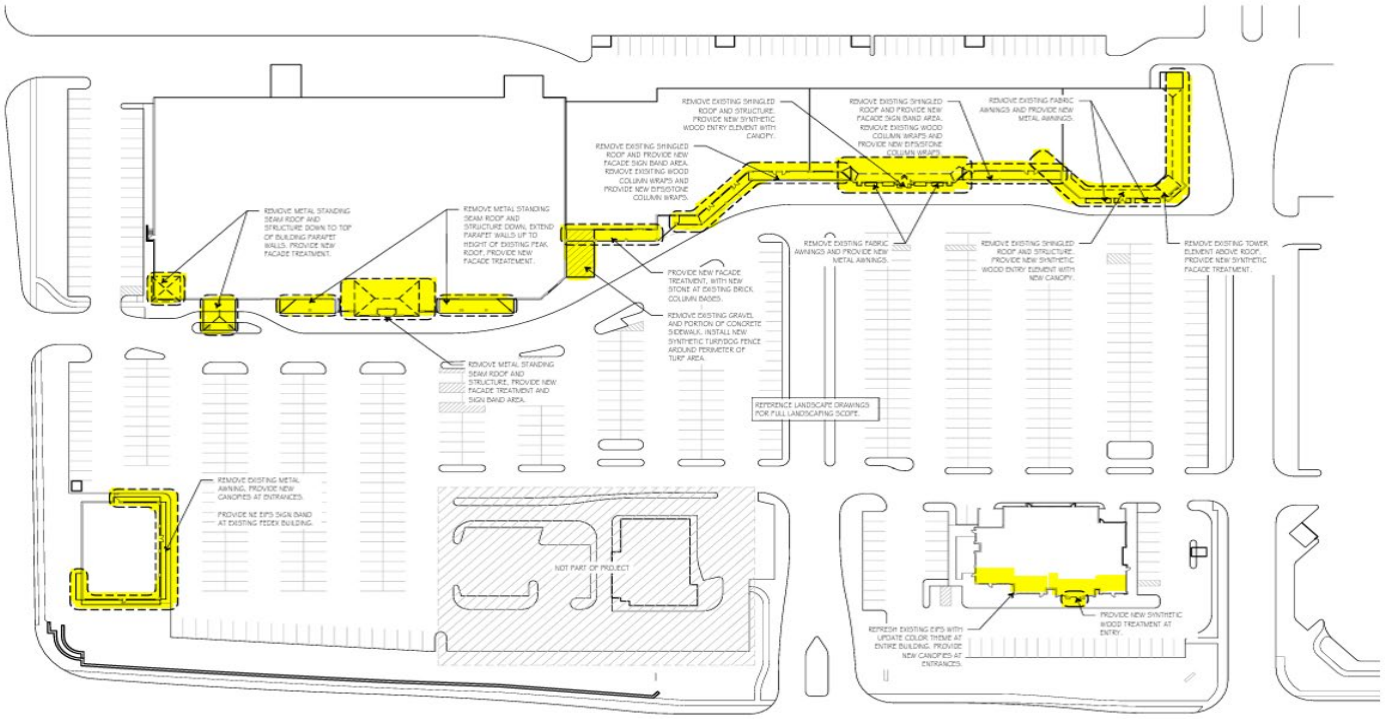


Exhibit 2: Site Plan demonstrating the primary architectural changes proposed through this Final Plan.

In addition to the proposed architectural changes, an update to the established sign scheme for the shopping center is proposed. The sign scheme will create a more uniform look for future tenant signs that are proposed, as they will need to conform to the sign scheme. The project also proposes two sign deviations, one regarding a proposed monument sign along 87th Street Parkway, the other regarding additional façade signs for the FedEx and smaller multitenant building. Further details regarding the sign scheme and deviation requests are detailed in the respective sections of this Staff Report.

Landscape changes to the site are also proposed and will include changes to perimeter plantings around the site and new internal parking lot landscaping. The access point of Hauser Court is also proposed to have new landscape elements. Some tenant spaces will also receive decorative plantings per the site renderings provided with the submittal. The landscape plan is detailed within the landscaping section of this Staff Report. No alterations to the parking lot or drive aisles are proposed with the plan.

DIMENSIONAL STANDARDS

The development is generally in compliance with the dimensional requirements for the CP-2 Zoning District. The two multitenant buildings that are included within this project meet all setback requirements. The existing FedEx building appears to be legal nonconforming to the building setback requirement to the closest property line, as it measures at ~21 feet, which is 9 feet short of the 30-foot setback requirement. The site includes 15% open space, which is 10% less than the 25% open space requirement in the CP-2 District. As a result, the site is considered legal nonconforming regarding the open space code requirement. Street setbacks and building height requirements are met at the site.

TABLE 3: DIMENSIONAL STANDARDS

Type	UDC Requirement	Existing	Difference
Street Setback	30’	42’ (closest)	+12’
Property Line Setback	30’	21’ (closest)	-9’
Building Height	45’	22’	+23’
Open Space	Minimum 25%	15%	-10%

PUBLIC IMPROVEMENTS

No public improvements are proposed for the site as part of this plan.

ACCESS, TRAFFIC, AND PARKING

The site will utilize the four existing access points, which include two drives off Pflumm Road and two drives off W. 87th Street Parkway. Currently, there is one access point at the northwest corner of the site that leads into a parking area and the service aisle behind the building, as well as another access point that connects to the main circulation lane in front of the primary multitenant building. 87th Street Parkway has one access point that bisects the site, with circulation to the primary parking area, as well as another connection to Hauser Court, which is an existing local residential street that also connects to circulation aisles within the development.

The western portion of the shopping center between Pflumm Road and Hauser Court currently contains 576 parking spaces and utilizes shared parking between the tenants. The parking calculation only counts this area of the site as this is where the physical site improvements are occurring. The retail use requirement is used for this calculation as a majority of the existing tenants across the development are retail uses. Using the retail use parking requirements found in the off-street parking schedule of 4-1-D-1-C of the UDC, the development has a parking requirement of 504 parking spaces. Per code, the site has an excess of 72 parking spaces. Staff’s opinion is that the existing parking on-site is adequate to serve a mixture of commercial uses for both the current tenants as well as future tenants operating a permitted use within the CP-2 District.

TABLE 4: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Provided Parking	Difference from Requirement
Retail	1 space per 250 SF	504	576	+72

STORMWATER

There will not be an increase in impervious area and thus there will not be a change or impact to the stormwater functionality of this site.

FIRE PREVENTION

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

LIGHTING

The applicant proposes new wall lighting elements throughout the development, which is shown on all tenant spaces of the primary multitenant building as well as the existing FedEx standalone building. All proposed exterior lighting on site must meet code requirements of Section 4-1-C-4-I of the UDC.

LANDSCAPING

In accordance with Section 4-1-D-2-L of the UDC, the site will feature perimeter plantings and decorative shrubbery on the west edge of the site between the existing FedEx building and Pflumm Road as well as along 87th Street Parkway frontages. The landscaping along this frontage will be focused to the east of the FedEx building and west of the existing McDonald's location, and in front of the multitenant building containing the Subway, Academy Bank, and Massage Envy. Shrubbery will be installed around the existing island between this multitenant building and McDonald's. New trees are also proposed along the east side of Hauser Court, which serves as access into the site. New parking lot landscaping will also be provided to satisfy Section 4-1-D-2-M of the UDC, as shown in Exhibit 3. Provided renderings also show decorative plantings near the pedestrian walkways and storefronts in front of the tenant spaces of the primary building. The proposed landscaping meets UDC requirements.

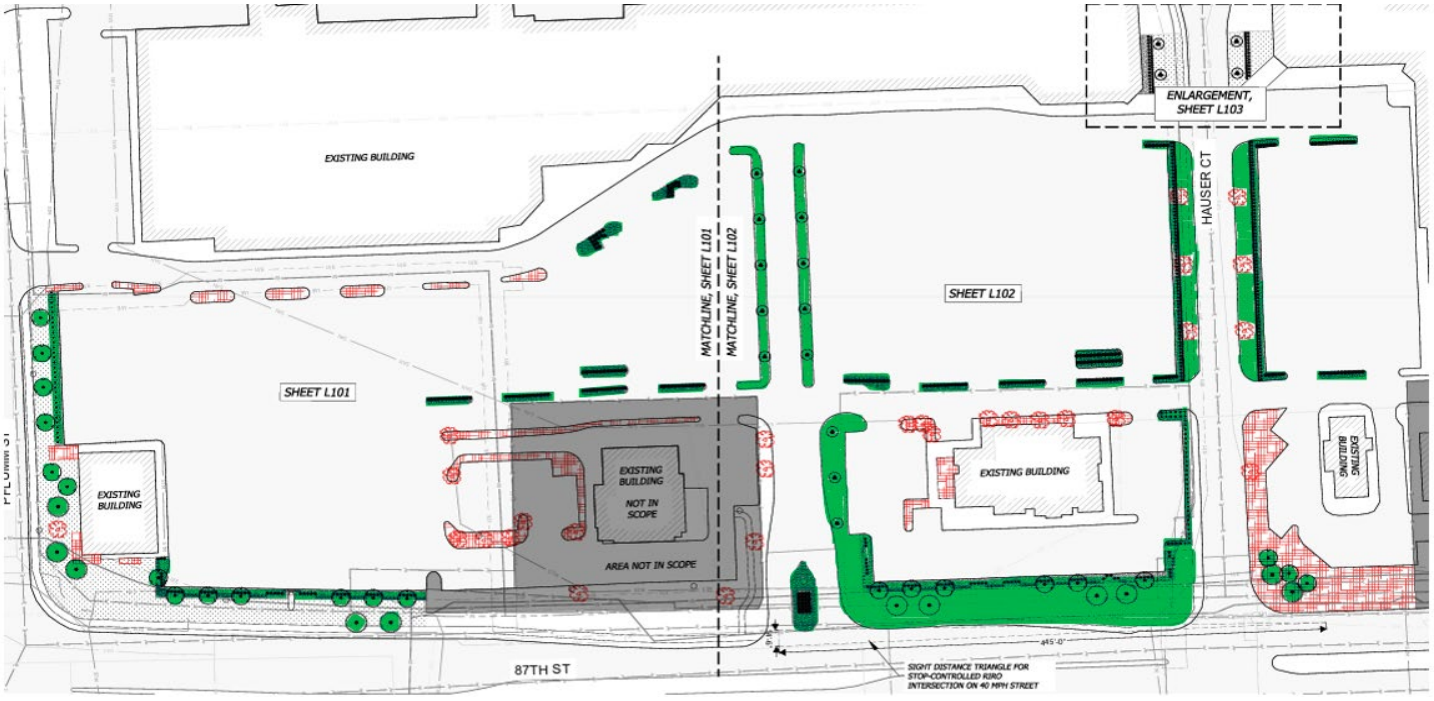


Exhibit 3: Landscape Plan with existing landscaping shown in red and proposed landscaping shown in green.

SCREENING DEFICIENCIES

Upon inspection, Staff noted trash enclosure screening deficiencies present on the property. Some issues included self-service areas (donation boxes) that were occupying parking spaces and were unscreened, as well as unscreened dumpsters and trash enclosures with broken gates on the site. The property owner must address these code violations.

At Right: Exhibit 4: Donation boxes on-site that are currently occupying parking spaces and will need to be removed or moved to an acceptable area.



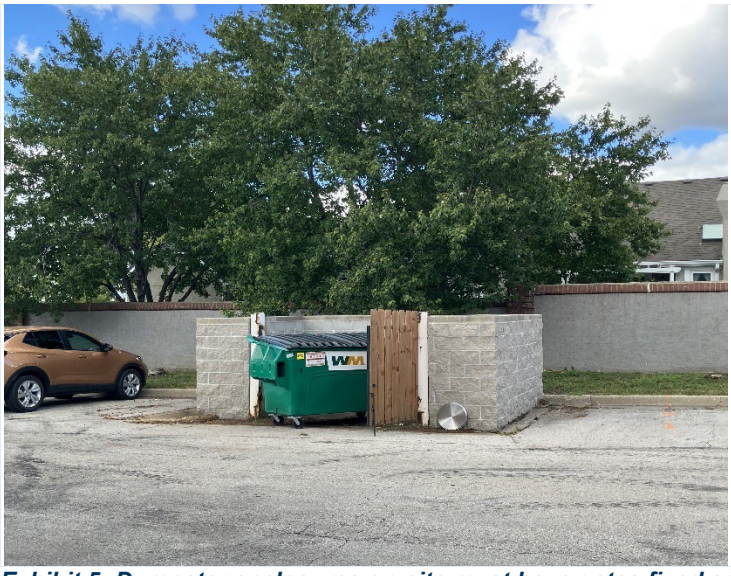




Exhibit 5: Dumpster enclosures on-site must have gates fixed so the enclosure is meeting screening requirements.





Exhibit 6: Dumpsters on-site that are not enclosed either need to be removed or screened per code requirements.

ARCHITECTURE

The final plan proposes architectural changes to three buildings within the development, including one of the primary multitenant buildings of the shopping center. This will include removal of metal-standing seam roofs and other roof elements/awnings of the anchor store to the primary building in the space, which is Hy-Vee. The façade will be reduced down to the parapet wall and receive a beige-colored EIFS façade treatment, as well as new area for signage. The existing green awnings will be removed and instead will be replaced by variations in the façade architecture, which will contain a mix of EIFS material and synthetic wood. Additional elements will also be added, including metal lining around the extruded façade entrance with a matching overhang, stone base colonnades, and new wall lighting. Removal of other architectural roof elements and a transition into parapet-based façade with accompanying sign bands will occur along the rest of the primary multitenant building. This includes removal of the existing shingle roof above Side Pockets, Check Into Cash, Elysian Salon and Spa, Star Beauty, H&R Block, and Dollar Tree.



Exhibit 7: Existing Hy-Vee Façade.



Exhibit 8: Proposed Hy-Vee Façade Rendering.

The current tenant spaces for Side Pockets, Star Beauty, and Dollar Tree will receive synthetic wood finishes along their facades, leaving adequate space for installation of any new signs or reinstallation of existing signs. The area of the building partially occupied by Check Into Cash, which also has an adjacent vacant tenant space, will maintain an EIFS wrapping and additional space for signage on the façade. This area will also have the existing colonnade bases redone with stone. Elysian Salon and Spa, as well as an adjacent vacant tenant space to the right of Star Beauty, will maintain the existing brick façade, but will have the existing green fabric awnings replaced with metal awnings. Wall lighting will also be added. The Dollar Tree will maintain some of the existing EIFS exterior which will be broken up by the addition of the synthetic wood finish, which will extrude from the rest of the tenant space to create depth. The existing awnings and overhangs for the tenant will be replaced with two metal awnings to match those proposed for Hy-Vee and the tenant spaces near Star Beauty. New wall lighting and stone base colonnades will also be incorporated into this tenant space.



Exhibit 9: Existing Side Pockets Façade.



Exhibit 10: Existing Star Beauty and Elysian Salon & Spa Façade.



Exhibit 11: Proposed Side Pockets, Star Beauty, and Elysian Salon and Spa Façade Rendering.



Exhibit 12: Existing H&R Block and Edible Arrangements Façade.



Exhibit 13: Existing Dollar Tree Façade.



Exhibit 14: Proposed H&R Block, Edible Arrangements, and Dollar Tree Façade Rendering.

The FedEx building located in the southwest corner of the site will also receive architectural and façade changes, which will match the style and finishes proposed with the primary multitenant building. The existing building is composed primarily of brick and glazing with light brown metal awnings. This building will be updated to consist of a mix of brick and EIFS material, and the awnings will be replaced by metal overhangs. Minor changes to the sidewalk around the building and the addition of a railing are also proposed, as well as new wall lighting. The applicant anticipates new tenants to occupy a portion of this building following changes made to the site. The smaller multitenant building containing Subway, Massage Envy, and Academy Bank will also receive updates to the existing EIFS material and will feature similar revisions to the façade to match the established aesthetic, including addition of extruded synthetic wood material, a new color theme, and new metal overhangs over the individual tenant entrances.



Exhibit 15: Existing FedEx Façade.



Exhibit 16: Proposed FedEx Façade Rendering.



Exhibit 17: Existing Subway, Massage Envy, and Academy Bank Façade.



Exhibit 18: Proposed Subway, Massage Envy, and Academy Bank Façade Rendering.

PROPOSED SIGNS

As part of the redevelopment of the shopping center, the developer has submitted a revised sign scheme for the development. The proposed sign scheme details the regulations for tenant façade signs and monument/freestanding signs within the overall development, as well as various miscellaneous signs. Currently, the applicant proposes thirteen signs to be installed within the site, including two new monument signs, three directional signs, and eight new façade signs for tenants. The two deviations are requested as part of this project. One deviation relates to a new monument sign, which is proposed along 87th Street Parkway and would be the third monument sign along the frontage. The other proposed deviation relates to eight proposed additional tenant façade signs, which are proposed at the FedEx building and smaller multitenant building on the property. These requests are discussed in the Deviation section of this Staff Report. All new signs require separate sign permits from the City and are not considered approved through the review of this application. Any existing signs that will be reinstalled on the new façades will not require sign permit review.



Exhibit 19: Sign Plan for the development.
A = Proposed secondary monument sign and approved existing monument signs per DV21-04.
B = Proposed directional sign locations.
C = Proposed monument sign per deviation request.
D = Existing façade signs.
E = Proposed façade signs per deviation request.

FAÇADE SIGNS

Per the proposed sign scheme, all proposed façade signs will be reviewed by the landlord and tenant. Unless noted within the sign scheme, all signs will conform with the general standards of the sign regulations of the UDC. The general calculation of sign area for tenant spaces will remain the same, but an additional restriction within the sign scheme will limit the proportion of lettering in the façade signs: the maximum lettering size of the sign cannot exceed the minimum proposed letter size by a factor of 2.33 (example: a sign with a minimum sized letter of 18" would mean the maximum letter size on the sign could be 42"; 18x2.33 = 42). The proposed sign scheme will also limit the maximum letter size to no more than 12" over the average letter size of the sign (example: a sign with an average letter size of 30" would be limited to a maximum letter size of 42"). Lettering on all store signs shall be limited to business or trade name of the premises as it appears on the lease.



Exhibit 20: Example façade signs provided by applicant.

As per the UDC, signs would be limited to 5% of the total façade size on which the sign would be placed, but with an additional 200 SF maximum limit to the total size per the new sign scheme. Additionally, the sign scheme states that no façade sign can exceed 80% of the total width of the façade, and larger-tenant storefront signs, such as Hy-Vee, would be limited to 60% of the façade width.

Illuminated signs will be allowed within the development; however, this will be limited to illuminated individual letters mounted on the opaque building background of the tenant space. Halo illumination is the preferred method; other lighting styles will be reviewed by the landlord for consideration. Non-halo illuminated letters shall be 2"- 5" deep minimum with a maximum overall partial depth of 8", and the minimum depth of halo illuminated letters shall be 3". Lettering shall be discreetly pegged out from the wall with a maximum overall depth of 6". The use of a colored or frosted Plexiglass face is required for non-halo illuminated letters - clear Plexiglass is not permitted for sign types where the entire sign surface is illuminated, per the UDC. Other sign UDC lighting requirements must be followed, including no exposed lighting elements, and illuminated signage facing residential areas shall be turned off by 9:00 PM.

MONUMENT & FREESTANDING SIGNS

There are two existing monuments signs on the premises, both of which are along 87th Street Parkway. Generally, the UDC would only allow one monument sign per primary street frontage, with its size limited based on the overall leasable area of the shopping center. A second monument sign is allowed on the secondary street frontage but is limited in size based on the street classification (75% for arterial, 50% for collector). The existing monument signs were permitted per a deviation from 2021 (DV21-04) that was granted for the site. The applicant is now proposing to add three freestanding directional signs within the internal parking area and two new monument signs, one along the secondary frontage of Pflumm Road and the other as a third monument sign along 87th Street Parkway.



Exhibit 21: Images of the two existing monument signs approved for the site along 87th Street Parkway.



Exhibit 22: At left: Proposed monument sign along Pflumm Road. At right: Proposed directional sign example within parking lot.

DEVIATIONS

The applicant requests two deviations as part of this project, both regarding signs proposed at the site. The areas of the site that would be affected by granting of the sign deviations are shown with letters outlined in red circles in Exhibit 23. The deviation requests are shown in Table 5.

TABLE 5: DEVIATION REQUESTS

Deviation Type	Code Requirement	Proposed	Deviation Request
A: Additional Monument Sign	One on primary street frontage and one additional on secondary street frontage	Three on primary street frontage (two existing), one additional on secondary street frontage	**+1 additional monument sign along primary street frontage**
B: Additional Façade Signage	One sign per inline tenant, two signs on separate walls per corner tenant	Two per inline tenant (on separate walls), three per corner tenant on separate walls	**+1 additional façade sign per tenant on outlot buildings**



Exhibit 23: Sign Plan for the development with signs requiring deviations circled in red.



Exhibit 24: Example proposed monument sign.

According to Section 4-1-E-14 of the UDC, the Planning Commission shall have the authority to approve sign deviations based on unique architectural treatments, special project conditions, or specific hardship. Deviations shall be considered at the time of Planning Commission review of the sign scheme for the development. As two deviations are requested with this final plan, both deviations are analyzed in this section and will be addressed separately. As such, the additional monument sign deviation can be considered below as Deviation "A", and additional façade sign deviation can be considered as Deviation "B". The Planning Commission shall consider the following criteria in acting upon a request for these deviations.

1. **Purpose And Intent Of Code: Is granting of the deviation in compliance with the general purpose and intent of the City's signage regulations?**

   A: The purpose and intent of sign regulations is to minimize visual clutter while promoting appropriately scaled and aesthetically pleasing identification for businesses and other developments. The requested sign deviation will allow for better identification of the primary tenant on the site, which does not currently have an associated monument sign on the property. Generally, the size of the monument sign is limited in area, height, and tenant identification based on the gross leaseable area of the shopping center per Section 4-1-E-10-F of the UDC. An additional clause regarding a second monument sign allowed by code along the secondary street frontage of the shopping center further limits the size of the sign in this portion of code by 75% for arterial streets, and 50% for collector streets. The proposed monument sign is along a primary street frontage and would be the third monument sign along this frontage following a deviation granted in 2021. As a result, the City requests a reduction in size of this proposed sign to meet this criterion. To minimize visual clutter, Staff proposes that this third monument sign follows the secondary street frontage size reduction for monument signs; as 87th Street Parkway is an arterial street, it would be limited to 75% of the allowed size identified in Section 4-1-E-10-F of Lenexa's sign code. Additionally, the City will maintain the permit review process for the overall monument sign and each proposed tenant panel of the sign, ensuring that the scheme is followed and general design issues, such as landscaping, are addressed prior to installation. Approval of this deviation will permit adequate business identification of one of the anchor tenants of Westchester Square while meeting the purpose and intent of the sign code.

   B: The applicant requests to allow additional façade signs to be installed on two outlot buildings within the development – the southwest FedEx building and the southeast multitenant building containing Subway, Massage Envy, and Academy Bank. The UDC normally allows one façade sign for the

middle/inline tenant of a building along the entrance, whereas corner tenants are permitted one façade sign along the primary entrance and one on a separate façade of the building. The request would allow the inline/middle tenants one additional façade sign separate from the entrance and one additional sign for corner tenants on a third façade face (generally the rear façade of the building). This request allows for better identification of the tenants around the building, as the rear side of these buildings facing the internal parking lot do not currently contain signs. This request would allow signs to be placed along all sides of the building, allowing for easy identification from both outside and inside the site. This request is common in shopping centers and would not create visual clutter or other major impacts at the site. Staff's opinion is that the purpose and intent of the sign regulations are met.

2. **Impacts On Adjacent Properties: Will granting of the deviation adversely affect neighboring property owners or residents? Is the image presented by the sign or attention-attracting device consistent or compatible with that in the area as a whole?**

   A: The installation of the additional monument sign will not adversely impact any of the adjacent property owners. The additional monument sign will face 87th Street Parkway, so it is not located close to any adjacent properties not within Westchester Square. The size, illumination, and landscaping elements for the sign will be reviewed during the permitting process to ensure the sign does not act as an attention-attracting device towards the street. Staff's opinion is that this criterion is met.

   B: The additional façade signs are not expected to impact any adjacent properties or divert attention for drivers within the lot. They will serve to better guide potential customers to their destination and will help with wayfinding around the site. Permit review of any additional façade signs will ensure the sign scheme and general sign requirements are followed.

3. **Safety: Will granting of the deviation adversely affect safety? For free-standing signs, a safe sight-distance setback is required, and the sign location must not encroach upon potential future right-of-way needs. The use of signs or attention-attracting devices should not significantly distract traffic on adjacent streets.**

   A: The monument sign will be subject to setbacks from the property line and right-of-way to ensure sight-distance is not affected. Based on the proposed location of the sign shown in Exhibit 23, it is not expected that this monument sign will create a safety issue on site. As stated in the previous criteria, the size and additional elements of the sign, such as lighting and landscaping, will be reviewed by Staff prior to installation to ensure no safety issues are presented with the new sign.

   B: The additional façade signs are not expected to impact safety on the site. Permit review of any additional façade signs will ensure that any potential attention-attracting elements are mitigated and the sign scheme is followed.

4. **Visual Clutter: Will granting of the proposed deviation significantly clutter the visual landscape of the area? The proposed deviation, in addition to all existing or potential future signs on nearby tracts, should be reviewed for their impact on cluttering the visual landscape. Reductions in the total number of signs or their size may be needed, or setbacks increased, to compensate for other signs and attention-attracting devices in the area.**

   A: The monument sign will be subject to a 25% reduction in size from what is normally permitted for a monument sign along the primary street frontage, and the sign will require a 10-foot setback from the right-of-way line. Additionally, adequate landscaping around the sign that meets UDC requirements will help ensure visual clutter is reduced. Staff opinion is that these elements will help reduce any potential visual clutter introduced by the new monument sign.

B: The additional façade signs are not expected to create visual clutter, and granting of this deviation will primarily affect visuals from inside the site; the additional signs would not contribute towards any additional visuals from the primary street frontage. Aside from the second signs that are already permitted for the corner tenants, the additional inline tenant signs will be the only elements visible from the secondary streets of the development (Pflumm Road and Hauser Court).

5. **Site Constraints: In some situations, topography, landscaping, existing buildings or unusual building design may substantially block visibility of the applicant's existing or proposed signs from multiple directions. While visibility of a sign or attention-attracting device is not to be guaranteed from all directions, deviations may be appropriate to provide reasonable visibility of a business's main sign.**

   A: The existing wall along 87th Street Parkway acts as a barrier of view towards the Westchester Square development. The applicant proposes the additional monument sign due to this constraint so that identification of the anchor tenant is available at the site along the primary street frontage.

   B: The general layout of the site makes it difficult to identify the tenants of the two outlot buildings where this deviation request is located (internal to the site). Granting of the deviation will alleviate this and make wayfinding within the site easier for customers.

6. **Lighting: Sign or attention-attracting device lighting should not disturb residents of nearby residential land uses or adversely affect traffic on adjacent streets.**

   A: Appropriate lighting around the monument sign will be reviewed at time of the permit submittal to ensure that the sign code is followed and no disturbance is created.

   B: Existing façade signs at the site currently utilize internal illumination. Any newly proposed façade sign will be subject to review to ensure that illumination matches what is allowed by the development's sign scheme as well as by Lenexa's sign code.

7. **Promotion Of High Quality - Unique Design: The proposed sign(s) should be of high quality and must be compatible and integrate aesthetically with daytime/nighttime color, lighting and signs of the development and adjacent buildings. Facade signs may include unique copy design including painting of walls or integration into canopies/awnings, shapes, materials, lighting and other design features compatible with the architecture of the development of surrounding area. Attention-attracting devices should be of a unique, high quality design which accentuates the architecture of the building(s) served, versus functioning solely to draw attention to itself.**

   A: The provided rendering shows a high-quality identification monument sign with accompanying landscaping and lighting elements. Final design of the sign is expected to incorporate a similar high quality and unique design, while also following any code requirements such as setbacks, and incorporation of Staff's condition to reduce the overall allowed size of the monument by 25%. Provided these elements are incorporated into the monument sign, Staff considers this criterion met.

   B: As a new sign scheme has been provided along with this final plan, the additional façade signs are expected to meet the design standards presented within the scheme and to be aesthetically compatible with the building, other façade signs within the development, and to meet the requirements of Lenexa's UDC and sign code.

NEXT STEPS

- The Planning Commission is the final authority for approval of this project.
- The property owner must address site concerns and screening deficiencies as mentioned in this Staff Report.
- The applicant must receive permit(s) prior to commencing construction, installing signs, or constructing new screening enclosures.
- Future tenants at the site must obtain a Certificate of Occupancy before opening for business.
- Future tenants at the site must obtain a Business License prior to opening for business.
- The applicant and tenants should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Final Plan for Westchester Square.**

- The final plan includes architectural changes, façade improvements, new landscaping, and various minor site changes.
- The application includes a new sign scheme for Westchester Square.
- The applicant requests approval for two deviations, including a new additional monument sign along 87th Street Parkway and additional façade signs for two outlot buildings within the development.
- This is a final plan application for commercial development. The uses and zoning district are compatible with the Future Land Use designated by the City's Comprehensive Plan and with surrounding development.
- 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 PL26-10F – **Westchester Square** located at the northeast corner of W. 87th Street Parkway and Pflumm Road, for a commercial development, with the following deviations:

1. A deviation for an additional monument sign along the primary street frontage, 87th Street Parkway, provided the sign meets the secondary street frontage size requirements (limited to 75% of the allowed size) as detailed in Section 4-1-E-10-F of the UDC.
2. A deviation for one additional façade sign per tenant within the existing FedEx outlot building and multitenant outlot building currently containing Subway, Massage Envy, and Academy Bank as depicted on Exhibit 23.

Project Narrative

Date: September 1, 2026

13240 W 87th St Pkwy
13220 W 87th St Pkwy
8601 Hauser Ct
Lenexa, KS, 66215

Revised Final Development Plan application for: Westchester Shopping Center

Westchester 87 Shopping Center is an existing retail development located at the northeast corner of 87th Street Parkway and Pflumm Road.

The shopping center's primary tenants include Hy-Vee, Pet Supplies Plus, Side Pockets, Star Beauty, and Dollar Tree. Two outparcel buildings are also included in the proposed work. One building contains Academy Bank, Massage Envy, and Subway, while the other contains FedEx.

The easternmost building within the shopping center, occupied by Workout Anytime, Thai Chili Cuisine, Salon Ji, and Senior Day KC, is not included in the proposed façade improvements. McDonald's and Starbucks are also part of the overall development but are not included in the proposed work.

The façade remodel will remove existing hip- and shed-roof elements and replace them with parapet sign bands for existing and future tenants. Updated exterior materials will include neutral-colored EIFS sign bands, stone bases along the colonnades, and new or updated awnings within the multi-tenant portions of the shopping center.

Similar color and material updates are proposed for the existing FedEx building and the building occupied by Academy Bank, Massage Envy, and Subway. The FedEx building will also receive updated metal canopies and minor revisions to the sidewalk east of the building to provide an accessible route for a future adjacent tenant.

Additional exterior lighting will be installed along the renovated columns at the Hy-Vee building and the multi-tenant portion of the shopping center to create a consistent appearance throughout the renovated areas.

New landscaping will be provided throughout the development, including additional plantings along the 87th Street Parkway and Pflumm Road frontages.

Existing pedestrian circulation and sidewalks will remain unchanged, except for the minor sidewalk revisions adjacent to the FedEx building described above. No changes to the existing parking lot layout are proposed.

The sign criteria will be in place for the entire Westchester Development, including the easternmost multi-tenant buildings.

End of Narrative

klover architects

September 21, 2026

City of Lenexa
Department of Community Development
17101 W 87th Street Parkway
Lenexa, KS 66219

Re: PL26-10F – Westchester Shopping Center
13240 W 87th St Pkwy
Deviation Requested

The following deviations are being requested for PL26-10F – Westchester Shopping Center – 13240 W 87th St Pkwy.

Requested action: Approve two limited deviations from the City of Lenexa sign regulations for the shopping center sign scheme.

This request is submitted under Section 4-1-E-14 of the Lenexa Unified Development Code. The proposed deviations respond to the shopping center's existing grade change, retaining wall, substantial building setbacks, approximately 1,260 linear feet of frontage, division by Hauser Court, and internal circulation pattern. Together, these conditions reduce reasonable visibility of tenant identification from the adjoining streets and from drive aisles behind the outlot pad buildings.

Requested Deviations

1 Additional Monument Signs

The sign regulations generally allow one monument sign per street frontage for a shopping center. The applicant requests approval of three monument signs along one frontage and one monument sign along the other frontage, for a total of four monument signs. This represents two additional monument signs along the frontage proposed to contain three signs.

The additional signs are requested because a retaining wall and a material grade change separate the primary roads from buildings that are set back considerably within the existing shopping center. The shopping center also extends approximately 1,260 linear feet and is divided by Hauser Court, a primary internal road that makes the development read and function as two distinct shopping-center areas. Those physical conditions limit views of the buildings and tenant signage. The added monument signs will provide spaced, orderly identification for both portions of the development at useful decision points rather than relying on a single sign that cannot provide reasonable visibility along the full frontage.

2 Additional Facade Signs for Outlot Pad Tenants

The sign regulations generally allow one wall sign per facade for an inline tenant space and two wall signs for a corner tenant space. For tenants located only within the outlot pad buildings, the applicant requests approval of two wall signs for an inline tenant—one on the front and one on the rear—and three wall signs for a corner tenant.

The additional signs will identify pad-site tenants to vehicles circulating within the shopping center, including vehicles approaching from or traveling behind the buildings. Many pad buildings are surrounded by parking areas and drive aisles on all four sides, so the rear or secondary elevation

functions as an important public-facing elevation. No additional facade signs are requested for the larger inline tenants within the main shopping-center building.

Findings Under Section 4-1-E-14

1 Purpose and Intent of Code

Granting the deviations is consistent with the general purpose and intent of the City's sign regulations. The proposal provides clear, legible identification and wayfinding for motorists while maintaining an organized sign scheme. The request is limited to the locations affected by the site's physical constraints: additional monument signs along the visually constrained frontage and additional facade signs only for outlot pad tenants. It does not seek unlimited signage, larger signs than otherwise permitted, or additional signs for the main inline shopping-center tenants.

2 Impacts on Adjacent Properties

The deviations will not adversely affect neighboring property owners or residents. The signs will serve an established commercial shopping center and will be compatible with the commercial character of the surrounding area. Monument signs and facade signs will use coordinated materials, colors, proportions, and lighting consistent with the approved sign scheme and the architecture of the development. The signs are intended to improve identification within and along the shopping center, not to direct attention toward nearby residential property.

3 Safety

The deviations will not adversely affect safety. Each monument sign will be located outside required sight-distance triangles, clear of existing and anticipated rights-of-way, and positioned so it does not obstruct drivers or pedestrians. The signs will use static, legible identification and will not include attention-attracting features that could significantly distract traffic. The additional pad-building signs will improve internal wayfinding and reduce last-minute turning or uncertain circulation by helping drivers identify tenants before reaching an intersection or parking aisle.

4 Visual Clutter

The proposal will not significantly clutter the visual landscape. The additional monument signs will be distributed along approximately 1,260 linear feet of visibility-constrained frontage and on the two portions of the shopping center separated by Hauser Court, rather than concentrated in one location. Their design will be coordinated as part of one sign family. The additional facade signs are narrowly limited to outlot pad buildings whose elevations face parking and circulation drives on multiple sides. No comparable increase is proposed for the main inline shopping-center tenants. Sign area, placement, copy, materials, and illumination will remain controlled through the unified sign scheme, preventing a cumulative or piecemeal appearance.

5 Site Constraints

The site has specific physical constraints that substantially limit sign visibility. A retaining wall and grade change elevate and separate the buildings from the adjoining roads, while the buildings are set back considerably within the existing shopping center. The development extends approximately 1,260 linear feet and is divided by Hauser Court, a primary road that creates two visually and functionally distinct shopping-center areas. These conditions reduce visibility of both tenant facades and a single monument sign along the affected frontage. In addition, parking areas and internal roads surround many pad buildings on all four sides, making rear and secondary elevations important for tenant identification. The requested deviations provide reasonable visibility from the principal street approaches and from internal circulation routes without attempting to guarantee visibility from every direction.

6 Lighting

Sign lighting will be designed and installed to avoid glare, spillover, or disturbance to nearby properties and to avoid adverse effects on traffic. Illumination will be consistent across the development and will comply with applicable City standards for brightness, shielding, operation, and maintenance. No animated, flashing, or moving illumination is proposed as part of these deviations.

7 Promotion of High Quality and Unique Design

All signs will be high-quality, durable, and integrated with the shopping center's architecture and landscape design. Monument signs will share a consistent palette, base treatment, proportions, and detailing that relate to the development. Facade signs will be appropriately scaled to their tenant elevations and coordinated with architectural elements, materials, and sign bands. The unified design approach will create a cohesive daytime and nighttime appearance and will use the signs for identification and wayfinding rather than as stand-alone attention-attracting devices.

Conclusion

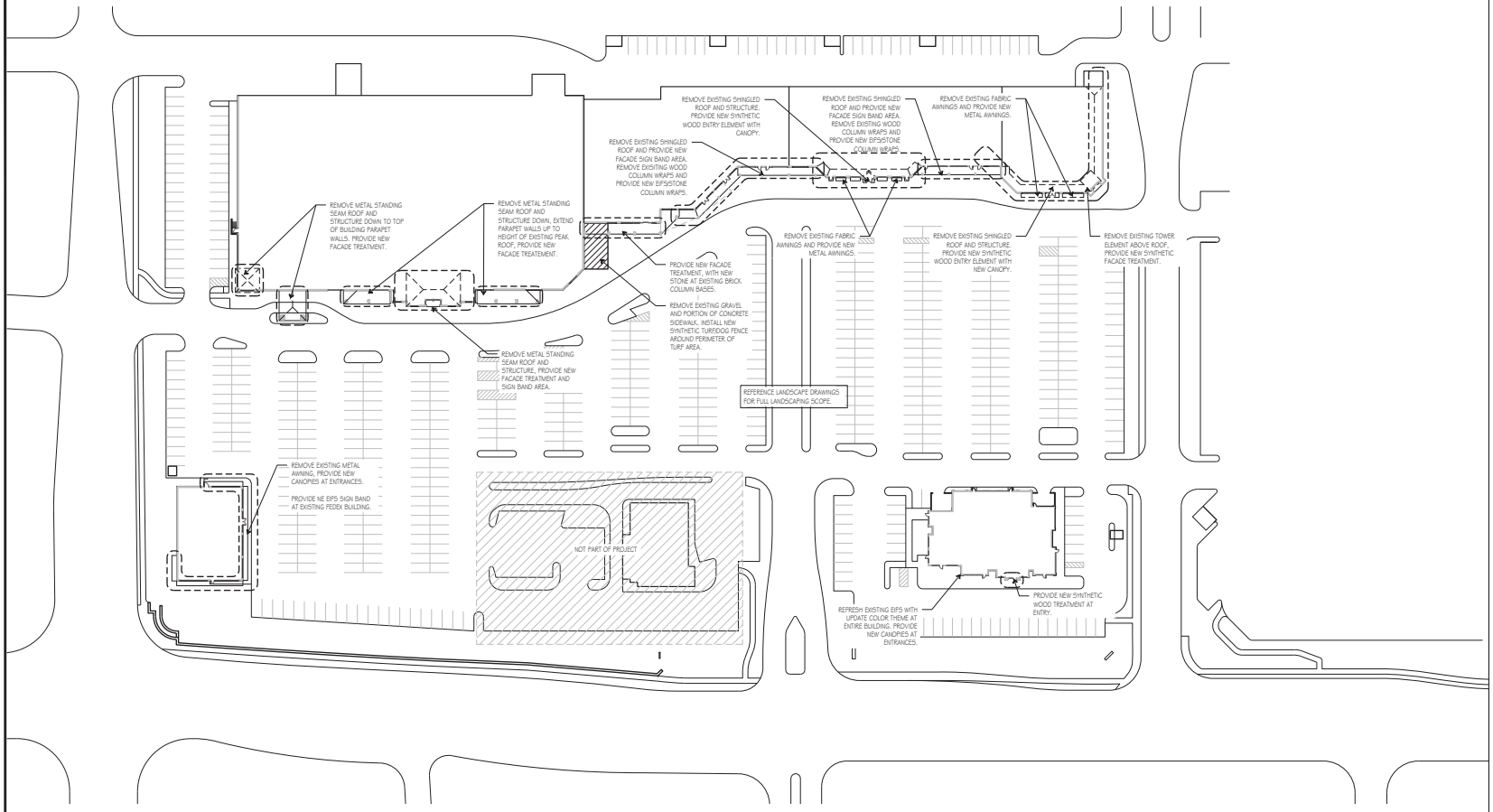
The requested deviations are a measured response to the shopping center's existing topography, retaining wall, deep setbacks, approximately 1,260-foot length, separation by Hauser Court, and four-sided internal circulation around the outlot pads. They provide reasonable business identification and safer, clearer wayfinding while preserving a coordinated, high-quality sign program and avoiding unnecessary signage on the main inline shopping-center building. For these reasons, the applicant respectfully requests Planning Commission approval of both deviations as part of the shopping center sign scheme.

Sincerely,



Patrick Reuter
Klover Architects, Inc.

CC: Aaron Mesmer, Scott Lipovac, Scott Tanner



SITE PLAN 1
SCALE: 1"=50'-0"

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COMPLY WITH all laws, codes, ordinances and regulations with authorities having jurisdiction and with requirements of the Landlord, if applicable. Do not start Work until all permits and required approvals are obtained.

VERIFY ACTUAL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of all existing conditions. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation.

DIMENSIONS SHOWN are to finish face of a material unless otherwise indicated.

CIRCULAR & REVISED directions - DO NOT SCALE drawings unless otherwise directed.

project title

WESTCHESTER 87TH INVESTORS
WESTCHESTER 87TH

13400, 13450, & 13228 W 87TH ST. PKWY
LENEXA, KS 66215

project number
26300.001

drawing issuance
1ST 10.01.26

drawing revisions

No.	Description:	Date:

professional seal

drawing title
SITE PLAN

drawing number
A100



EXISTING STREET VIEW

CONCEPT FACADE DESIGN



CONCEPT FACADE DESIGN



CONCEPT FACADE DESIGN



CONCEPT FACADE DESIGN



CONCEPT FACADE DESIGN



CONCEPT FACADE DESIGN



CONCEPT FACADE DESIGN

kloverarchitects incorporated

WESTCHESTER 87 INVESTORS LLC

87TH & PFLUMM

SEPTEMBER 2026



CONCEPT FACADE DESIGN



CONCEPT FACADE DESIGN



EXISTING STREET VIEW

CONCEPT FACADE DESIGN

ST - 1



CORONADO
OLD WORLD LEDGE
BIRCH GROVE

CS - 1



CORONADO
CHISELED STONE SILL
CHALK

MT - 1



COMPOSITE METAL PANELS
PREFINISHED METAL COPING
METAL CANOPIES /
AWNINGS
REYNOBOND - OR EQUAL
CHARCOAL



EXTERIOR WALL WASH
OBSIDIAN 36" TALL WALL
SCONCE OR EQUAL

WD - 1



NICHAHA
COMPOSITE SIDING
VINTAGEWOOD
CEDAR

EIFS - 1

SW 7029 AGREEABLE
GRAY

EIFS - 2



SW 7031
MEGA GREIGE

EIFS - 3



SW 7046
ANONYMOUS

HD - 1



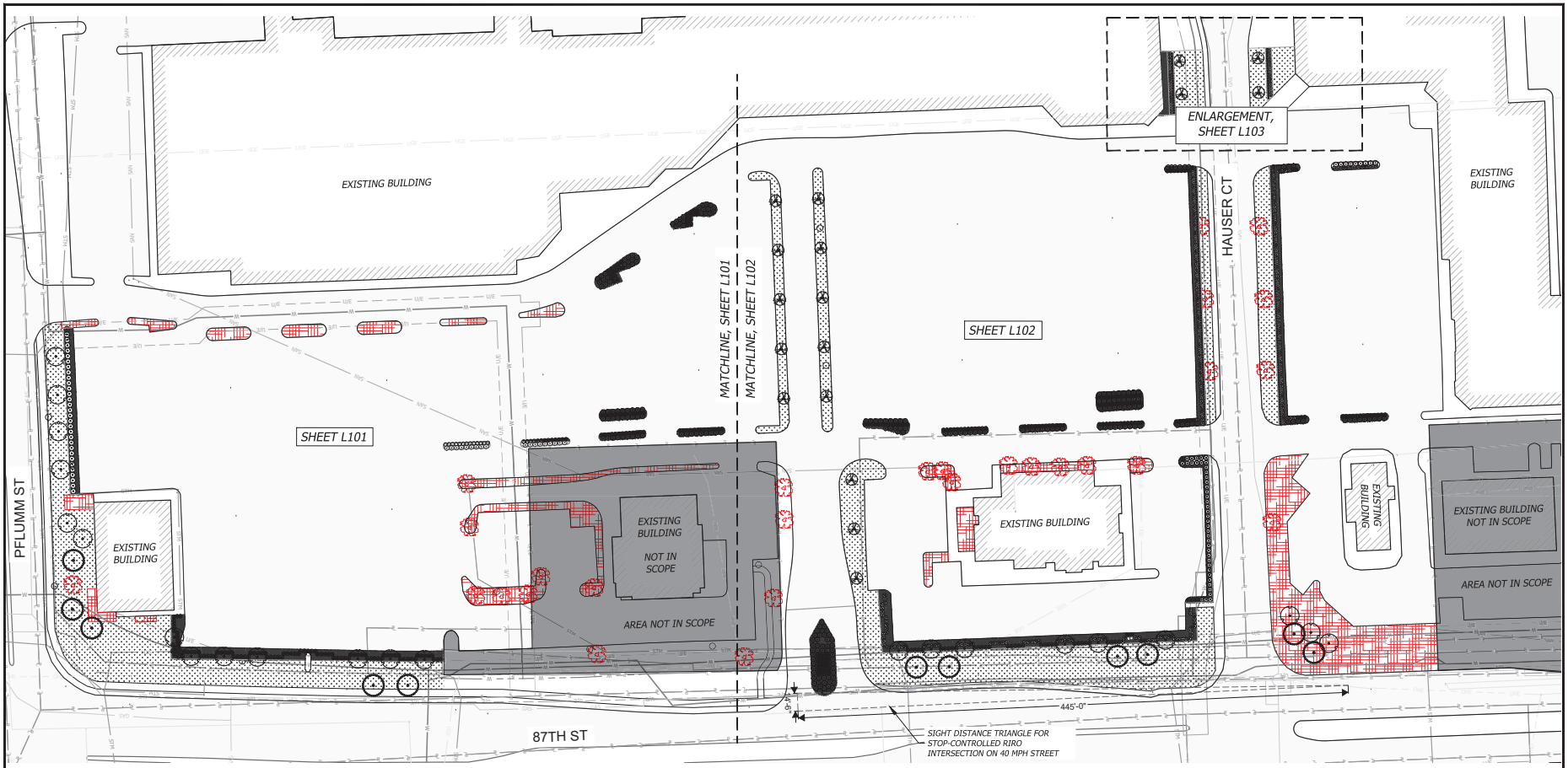


HARDIE PANEL
W/ EZ TRIM
PROFILES

SW 6528
TRICORN BLACK

HYVEE TOWER ELEMENTS

MATERIAL BOARD



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL
TREES					
	AA	22	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	B & B	2" cal
ORNAMENTAL TREES					
	AG	11	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	1.5"Cal
	CR	17	Cercis canadensis 'JN2' / The Rising Sun™ Eastern Redbud	B & B	2" cal
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONTAINER**	**HEIGHT**
SHRUBS					
	HO	257	Heuchera x 'TNHEUFP' / Forever® Purple Coral Bells FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	1 gal	
	HF	107	Hypericum frondosum 'Sunburst' / Sunburst St. John's Wort	3 gal	
	IM	173	Itea virginica 'Merlot' / Merlot Sweetspire	5 gal	
	PT	108	Physocarpus opulifolius 'SMPOTW' / Tiny Wine® Ninebark	5 gal	
	RG	31	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	
EVERGREEN SHRUBS					
	JW	251	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	
	JX	45	Juniperus x 'Grey Owl' / Grey Owl Juniper	5 gal	
PERENNIALS					
	CA	249	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	1 gal	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONTAINER**	
GROUND COVERS					
	FW	37,094 sf	Festuca arundinacea `Watersaver Blend` / Watersaving Blend of Tall Fescue Sod: 90% 3-speices Turf-Type Fescue Blend (Covenant II, Avenger, Garrison), 10% Bluegrass.	sod	

MULCH SCHEDULE

	WOOD MULCH Double ground hardwood mulch. 3" depth.	12,000 sf

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING TREE TO REMAIN
- EXISTING PLANTINGS TO REMAIN

GRAPHIC SCALE 40 0 40

SITE DATA

	Quantity	Required	Existing	Provided	Total
Perimeter Landscape					
Pflumm St	298 LF				
2 shade trees / 100LF		5.96	1	6	7
1 ornamental tree / 100LF		2.98	0	3	3
12 shrubs / 100LF		35.76	8	31	39
Berm or Continuous Hedge		Yes	N/A	Hedge	
87th St	760 LF				
2 shade trees / 100LF		15.2	0	16	16
1 ornamental tree / 100LF		7.6	0	8	8
12 shrubs / 100LF		91.20	0	~220	~220
Berm or Continuous Hedge		Yes	N/A	Hedge	

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7101 College Blvd., Suite 400
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COMPLY WITH all laws, codes, ordinances and regulations with authorities having jurisdiction over the requirements of the Contract. If applicable, do not start Work until permits and required approvals are obtained.

VERIFY ACTUAL CONDITIONS and dimensions prior to construction. Commencement of Work constitutes acceptance of existing conditions. Unanticipated conditions or discrepancies must be reported to the Architect before proceeding with the affected Work. Dimensions shown on drawings shall govern over scaled dimensions. Contractor is responsible for satisfactory installation.

DRAWING SIZES are to folds true of a matched sheet otherwise indicated. CAUTION: IF DRAWING dimension – DO NOT SCALE drawings unless otherwise directed.

project tittle

WESTCHESTER 87TH INVESTORS

WESTCHESTER 87TH

13400, 13450, & 13228 W 87TH ST. PKWY
LENEXA, KS 66215

project number
26300.001

drawing issuance
1ST 10.01.26

drawing revisions
No. Description: Date:

professional seal



drawing tittle
OVERALL PLAN

drawing number
L100

Westchester Square

SIGNAGE STANDARDS OF WESTCHESTER SQUARE

FOR LENEXA, KS



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Signage Standards

Landlord shall review and approve all proposed signage prior to Tenants submitting for permits. All signage shall be reviewed and be granted a permit by the City of Lenexa as regulated by the Lenexa Development Ordinance.

Sign Limitations

All signage shall be governed by these criteria and requirements of the UDC.

Allowable free standing signage types are located and as permitted under the project identification signage criteria listed below.

All signage not in conformance with this criterion and at the discretion of city planning staff shall be subject to the approval of the planning commission and city council.

Sign Types and Parameters

This sign criteria is intended to provide a framework to encourage creative and imaginative signage design which will enhance both the tenant identification but also the overall customer experience. The allowable signage area is intended to give flexibility for both letter size and graphics. What is not encouraged is a large block of letters with no design character, stacked to be as large as possible within the allowable square footage.

The Tenant signage shall be proportional to the scale of the façade design. The overall height to width of the signage area will be reviewed for its relationship to the building on which it is installed.

Measurement of Sign Area

The area of a sign shall be measured as the area of any cabinet, panel or any visually or architecturally distinct area enclosing the copy, logo and any other graphic component of the sign. Where individual letters or graphics are used, and no enclosing area is present, the sign area shall be considered as the rectangle, box, circle or other regular geometric shape, or combinations thereof, enclosing the letters, logo or other graphic elements. See examples below for clarification.



The intent is to allow for creativity in signage and to allow for upper- and lower-case letters. What is not permitted is a large block of letters with one short letter to get larger lettering. In no case can the proportion of maximum letter height to the minimum letter height exceed 2.33 x the minimum height. (An example is 30" average letter would permit the largest letter of 42" with the smallest at 18" (42+18=60/2=30) (18x2.33=42")). In no case shall the maximum letter height exceed the lesser of this calculation or 12" taller maximum than the average letter height proposed for the lease space. Logo elements are permitted that fit comfortably within the allowable signage area and must be within the maximum allowable signage area as defined herein and as permitted by the Lenexa Development Ordinance.

Tenants shall provide design information for all signage on all preliminary and working drawings submitted to the Landlord. Final approval of Tenant's signage is contingent upon the Landlord approval of the shop drawings as well as approval from the City of Lenexa.

General Sign Parameters

Location & Size

- Tenant spaces with corner location shall be permitted two wall-signs, no more than one per façade with a maximum of two (2), not to exceed 5% of each wall area or 200 sf maximum. Subject to specific requirements based on Tenant's space size defined herein.

- Facade is generally defined as the width of the lease frontage multiplied by the height of the storefront from finished floor to top of parapet or for ground floor tenants, finish floor to finish floor. However, the calculation of the façade may vary based on the design of the façade and other elements of the building.

- Any façade less than 500 sf may utilize a max sign area of 25 sf.

- No sign may exceed 80% of the total width of Tenant façade.

- Signage area is definite as the maximum height of any single letter and logo multiplied by the maximum width of the sign enclosed in a rectangle box.

- Tenant signage shall not encroach upon lease lines or Architectural Elements. For storefront widths less than 25', the signage shall be a minimum of 3' from each lease line.

- Large tenant storefronts shall have signage widths limited to 60% of the lease width.

- Minimum height of all signage shall not be less than 80% of the maximum allowable letter height without prior written approval.

Illumination

- Halo signage lighting is the preferred design direction; any other lighting style must feature unique design elements to be considered.

- Non-halo illuminated letters shall be 2"- 5" deep minimum with a maximum overall partial depth of 8".

- The minimum depth of halo illuminated letters shall be 3" and they shall be discreetly pegged out from the wall with a maximum overall depth of 6".

- All signs must be illuminated and should derive light from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted. All signage facing residential uses shall be non-illuminated or shall be turned off by 9:00pm.

- Signage shall be illuminated individual letters mounted on the building opaque background or as approved by Landlord's Architect. The use of a colored or frosted Plexiglas face is required for non-halo illuminated letters. Clear Plexiglas is

not permitted or sign types where the entire sign surface is illuminated (per the UDC). Conventional Box, Cloud signs, and Colored backer panels are not allowed.

- All electric signs and installation methods must meet UL standards and contain a UL label.

- All illuminated signs must be turned on during the Center's normal operating hours. The use of Photocells (preferred) and or Time clocks for signage control and show window lighting is required.

- Lighting of signs shall be at hours as required by Landlord.

Signage Detailing and Requirements

- Tenants are required to provide a concealed access panel from within the Tenant's leasable area, if applicable, to service and install exterior building signage.

- Upon removal or modification to signage, it shall be the Tenant's responsibility to repair holes in structure to original, new condition.

- Wall signs shall fit comfortably onto the façades. Each sign will be reviewed for proportion and scale with its context.

- All signs require a sign permit and approval from the City prior to fabrication and must be submitted with the complete signage package.

- Lettering on all store signs shall be limited to business or trade name of the premises as it appears on the lease. No sign manufacturer's name, union labels, or other lettering shall be visible.

- No exterior sign or sign panel will be permitted to extend above any roof line. Signs are permitted to be mounted on or above ground level projected canopies.

- Any sign, notice, or other graphic or video display, particularly self-illuminated signs, located within the storefront or that is easily visible from the development common area is subject to review and approval and is regulated as signage.

- Manufacturers' labels, underwriters' labels, clips, brackets, or any other form of extraneous advertising attachment or lighting devices shall be fully concealed from public view. Labels installed on sign returns are not permitted.

- No exposed lamps or tubing will be permitted.

- No exposed traditional raceways, crossovers or conduits will be permitted. Raceways or backer panels that are designed as an integral element of the

signage design or painted to match the adjoining surface or required to provide support or protection material that would be difficult to repair are permitted and are reviewed and approved on an individual basis.

- All signage returns shall either match face color of sign or be black / dark bronze. Acrycap or trimcap retainers used at the perimeter of sign letter faces shall match in color and finish the face or the sides of the sign.

- All cabinets, conductors, transformers, and other equipment shall be concealed from public areas; visible fasteners will not be permitted.

- All metal letters shall be fabricated using full-welded construction, with all welds ground smooth so as not to be visible.

- Threaded rods or anchor bolts shall be used to mount sign letters that are spaced out from the building face. Angle clips attached to letter sides will not be permitted. All mounting attachments shall be sleeved and painted.

- Informational signage is permitted inside the storefront glass and shall be submitted with the signage package. Informational signs shall not be internally illuminated. Hours of operation adjacent to an entrance are limited to 5% of the contiguous window area and letter height may not exceed 6". Other allowed informational signs qualifying as directional signs under the sign ordinance shall be limited to two (2) sf in area. All window signage shall comply with Lenexa's Development Ordinance.

- Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the storefront windows and doors, within the storefront without prior written approval of the Landlord.

- At no time will hand-lettered, non-professional signs, or newspaper advertisements be displayed on the storefronts.

- Decals or other signing indicating products lines or credit card acceptability shall not be permitted on the storefront glazing other than store operating hours.

- Channel letter inserts must be a consistent color in each word of the sign.

Signs Not Permitted

Reference the Prohibited Signs listed within the Lenexa Development Ordinance. In addition, the following permanent types of signs shall not be permitted:

- Signs such as die cut vinyl, gold or silver leaf, or paint.
- Boxed pillow or cabinet type, unless limited only to subcopy of a channel letter sign.
- Formed plastic or injection molded plastic signs.
- Banners or pennants.
- Signature signage (window sign or sign plate indicating name of shop or good sold) in addition to primary signage.
- Cloth, paper, cardboard and similar stickers or decals around or on surfaces on the storefront without prior written approval.
- Exposed neon signs or exposed light sources.
- Animated, moving, rotating, or flashing.
- Noise making.
- Additional Signage of any kind within 4' of storefront windows.
- Cloth or vinyl awning signage.
- Other signage as indicated in the City of Lenexa UDC.

Project Identification Signage



Overall Signage Plan

Shopping Center Development Monument Sign – Type A

- One (1) double-faced Development monument sign is permitted to be located at each primary street frontage based on overall gross lease area of the Shopping Center. Shopping Center is approximately 162,000 sf, allowing 72 sf of sign area, 10 feet in height.

Sign Example



- One (1) character on the sign face may be a maximum of 24 in. in height; all other characters shall be a maximum of 18 in. in height.

- Non-illuminated, externally illuminated, halo-illuminated, or push-through acrylic letters.

- Max allowed 3 Tenants per sign.

Directional Signage- Type B

- Directional signs are permitted in the overall development for wayfinding allowed at each driveway.

Sign Example



- Maximum area 4 sf, non-illuminated and max height of 4 ft.

- Design shall be consistent throughout entire development.

- All signage shall be internally illuminated from concealed LED source with letter only illuminated.

Shopping Center Development Monument Sign – Type C

- One (1) double-faced Development monument sign is permitted to be located at each primary street frontage entry based on overall gross lease area of the Shopping Center. Shopping Center is approximately 162,000 sf, allowing 72 sf of sign area, 10 feet in height.



Sign Example

Tenant Façade Sign (Existing) – Type D

- Existing tenant Façade Sign

Tenant Façade Sign (proposed additional) – Type E

- Proposed additional tenant Façade Sign

Tenant Identification Signage

Second Floor Office Tenant Signage

- Signage to be located in parapet frame element or banding on upper parapet wall. One tenant sign per building with a maximum of two sign, one per façade.

- For two-story mixed-use buildings the maximum average height for letters in the body of the sign shall not exceed 30" in height.

- All signage shall be internally illuminated from concealed LED source with letter only illuminated.

Commercial Tenant Sign Parameters

- The maximum average height for letters in the body of the sign shall not exceed 30" in height.

- One under canopy / awning sign of 4 square feet is allowed per Tenant. Sign must be located a minimum of 7'-0" above grade and may be non-illuminated or exterior illuminated from concealed source.

- Each restaurant tenant shall be allowed a "Take out Entry" sign, which is a maximum of 5 square feet located above the specified door. No allowable area increase will be permitted for this sign.

- All signage shall be internally illuminated from concealed LED source with letter only illuminated.

- Each drive-thru tenant shall be allowed a drive-thru menu board. One per drive-thru lane, maximum of two signs. Maximum area of 32 sq. feet including base for non-digital and digital screens. Maximum height of 8 ft., letter height maximum of 6 inches. Must be non-illuminated, halo-illuminated, push-through acrylic letters, or internally illuminated.

- Each drive-thru tenant shall be allowed one pre-order menu board per drive-thru lane, not to exceed 2 total for establishment. Maximum area of sign is 15 sq. feet including base for digital screens. Maximum height of menu board shall be 7 ft. and letter height maximum of 6 inches. Must be non-illuminated, halo-illuminated, push-through acrylic letters, or internally illuminated.

Additional Signage

Service doors to Tenant spaces throughout the project shall be standard 4", identification only (name and address number) and shall be installed by the Tenant. The Tenant shall not apply any signage or other wording to service doors.

- All signage must be shown to scale on the approved storefront elevation.
- All additional signage shall be submitted to the Coordinating Architect and City for approval.

Any minor deviations to these criteria will be reviewed on an individual basis and subject to Landlord and City approval.

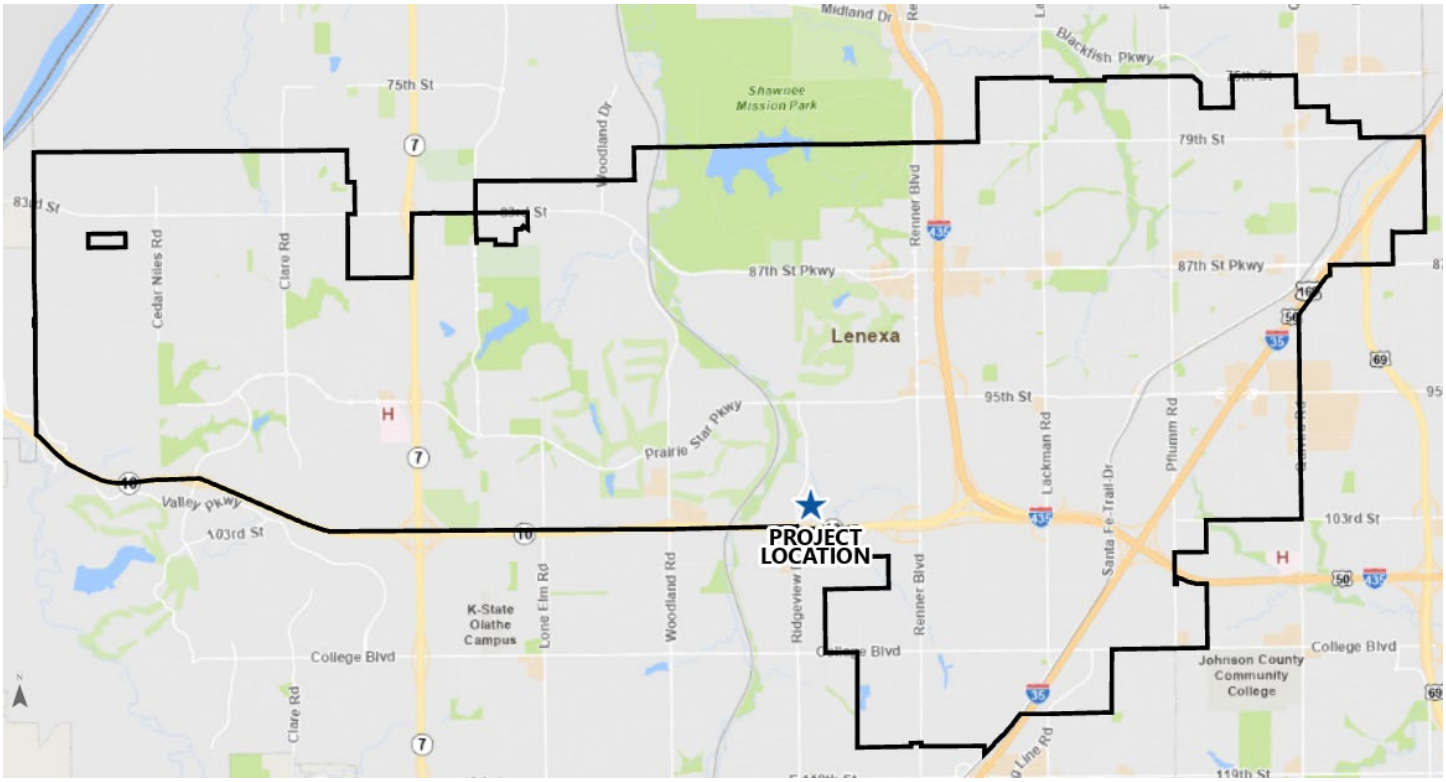
Lenexa KANSAS

PLANNING COMMISSION STAFF REPORT

October 5, 2026

VISTA RIDGE LOT 6

Project #:	PL26-11F	**Location:**	18237 W. 101st Street
Applicant:	Grace Miller, Renaissance Infrastructure Consulting	**Project Type:**	Final Plan
Staff Planner:	Noah Vaughan	**Proposed Use:**	Commercial (retail, personal services, restaurant (general and fast-food), medical clinic)



PROJECT SUMMARY

The applicant requests approval of a final plan for one 4,094 SF commercial building and associated site improvements on a property located at the corner of K-10 Highway and Ridgeview Road, addressed as 18237 W. 101st Street within the CP-3, Planned Regional Commercial District. The proposed final plan will add a fifth commercial building within the 15-acre Vista Ridge development upon what is currently undeveloped Lot 6. The building is planned for multitenant commercial uses such as retail, service, restaurant, medical clinic, and other regional-scale commercial tenants. Proposed site improvements include parking additions, new signage, pedestrian connections, and landscaping. The applicant proposes a new building setback deviation along the west property line. The proposed final plan differs from the original preliminary plan with respect to changes to the layout as Lot 6 originally comprised a portion of original Lot 2 on the plan. As a result, the original parking area, aisle drives, and building location have been relocated. A final plat for the subject site was approved by the Governing Body on November 6, 2023. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The subject property lies generally north of the intersection of K-10 Highway (north of Olathe) and Ridgeview Road and maintains access off 101st Street, a private road that serves the Vista Ridge development. The site remained undeveloped until the plan and plat approvals for the Vista Ridge development were proposed in 2022, when construction of the private streets, 101st Street and 101st Terrace, began.

The preliminary plan for Vista Ridge originally proposed five lots, with the subject property (Lot 6) composing a portion of Lot 2 of this plan. This was revised in 2023 when the previous Lot 2 was split into Lot 6 and 7, comprising 0.86 acres and 1.31 acres, respectively. These lots make up Vista Ridge 2nd Plat, which is 2.17 acres total. One deviation for the building setback to the internal lot line was approved along with the second plat for the development (PT23-26F) which reduced the 50-foot requirement to 36 feet, a deviation of 14 feet.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
PL22-01PR & PT22-02FR	Preliminary Plan & Final Plat	Vista Ridge Preliminary Plan & 1st Plat	March 22, 2022
PL22-08F	Final Plan	Vista Ridge Final Plan	June 6, 2022
PL23-06F	Final Plan	Berger Convenience Store	April 3, 2023
PT23-26F	Final Plat	Vista Ridge 2nd Plat	November 6, 2023

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
0.86 (Lot 6) 2.17 (on plat)	4,094	CP-3	Community Commercial



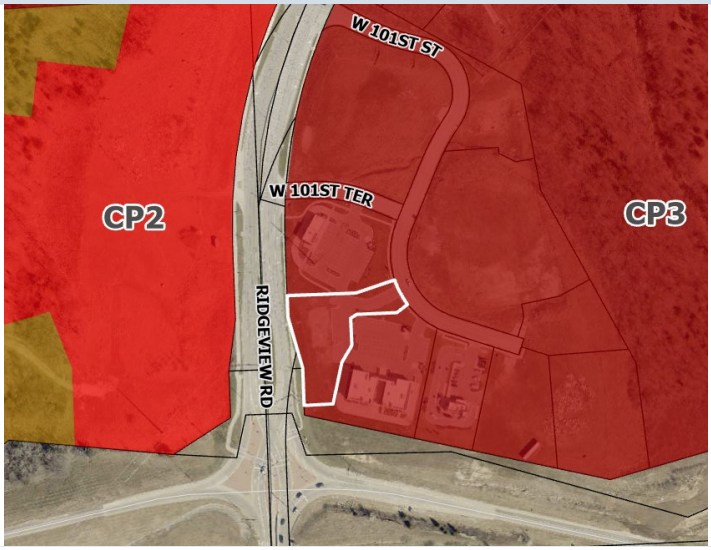
Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The proposed use of the property is regional-scale commercial uses, with speculative tenants. The applicant stated the building will likely contain a mix of retail, service, restaurant, and medical clinic uses. The subject property is currently zoned CP-3, Planned Regional Commercial District and the Future Land Use classification is Community Commercial. Retail, personal services, restaurant (general and fast-food), and medical clinic are allowable uses within the CP-3 Zoning District. The proposed uses are consistent with the current zoning and the City's Comprehensive Plan.

Current surrounding uses include a fitness center, drive-thru coffee restaurant, and hair salon. These uses consist of other tenants within the Vista Ridge development, while other nearby lots are currently undeveloped.

Zoning Map



Future Land Use Map

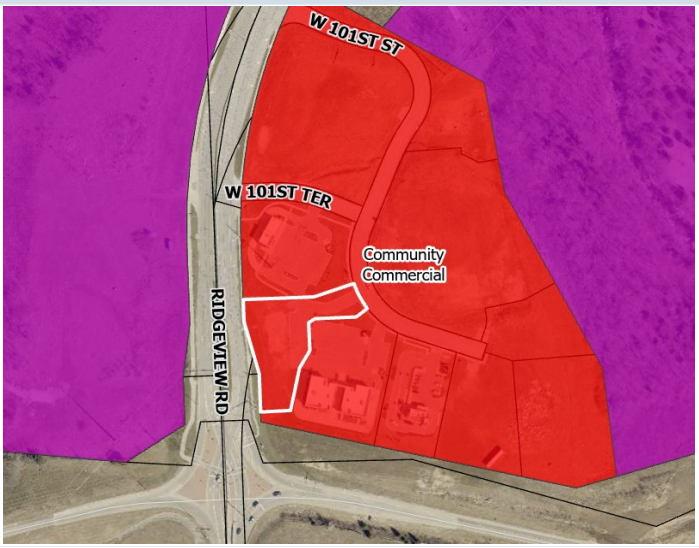


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Community Commercial	CP-3, Planned Regional Commercial District	Undeveloped
North	Community Commercial	CP-3, Planned Regional Commercial District	Personal Services
South	N/A (Olathe)	N/A (Olathe)	Highway
East	Community Commercial, Mixed-Use	CP-3, Planned Regional Commercial District	Fitness Center, Restaurant
West	Mixed-Use	CP-2, Planned Community Commercial District	Undeveloped

FINAL PLAN REVIEW

The final plan proposes a 4,094 SF building and associated parking areas, pedestrian connections, landscaping improvements, new signage, and utility installation on Lot 6 in the Vista Ridge commercial development. The building will be roughly 81' long x 51' wide with a pedestrian walkway around the building. The plan includes 19 new parking spaces around the north, east, and south sides of the building. Pedestrian connections from the internal sidewalk will be established from the site to Lot 5 to the north as well as Lot 7 to the east. Additionally, a small plaza area with seating is proposed near the southern area of the site near the pedestrian connection to Lot 7. The trash enclosure that will service the site will be located near the south parking area. A screen wall is also proposed on the west side of the building facing Ridgeview Road in order to screen mechanical equipment and utilities. Landscaping around the internal parking lot, perimeter of the site, and for buffering/screening purposes will be provided and is detailed in the landscaping section of this Staff Report.

Access to the site will be taken from the existing drive that is established off 101st Street, a private road that serves the Vista Ridge development. This drive also contains existing connections to the parking lots of Lots 5 and 7 of the development. Recorded utility easements and utility lines exist at various locations on the property.

The proposed final plan differs from the approved preliminary plan because Lot 6 was split off from a larger lot, Lot 2, which existed on the original preliminary plan. This changed when Vista Ridge 2nd Plat split Lot 2 into Lots 6 and 7. As a result, the lot layout, original drive aisles and parking areas, and building location differ from what is shown on the preliminary plan, but the plan always intended for a similar building in this area of the development. The original layout included a drive-thru lane, which is not included in this revised final plan.

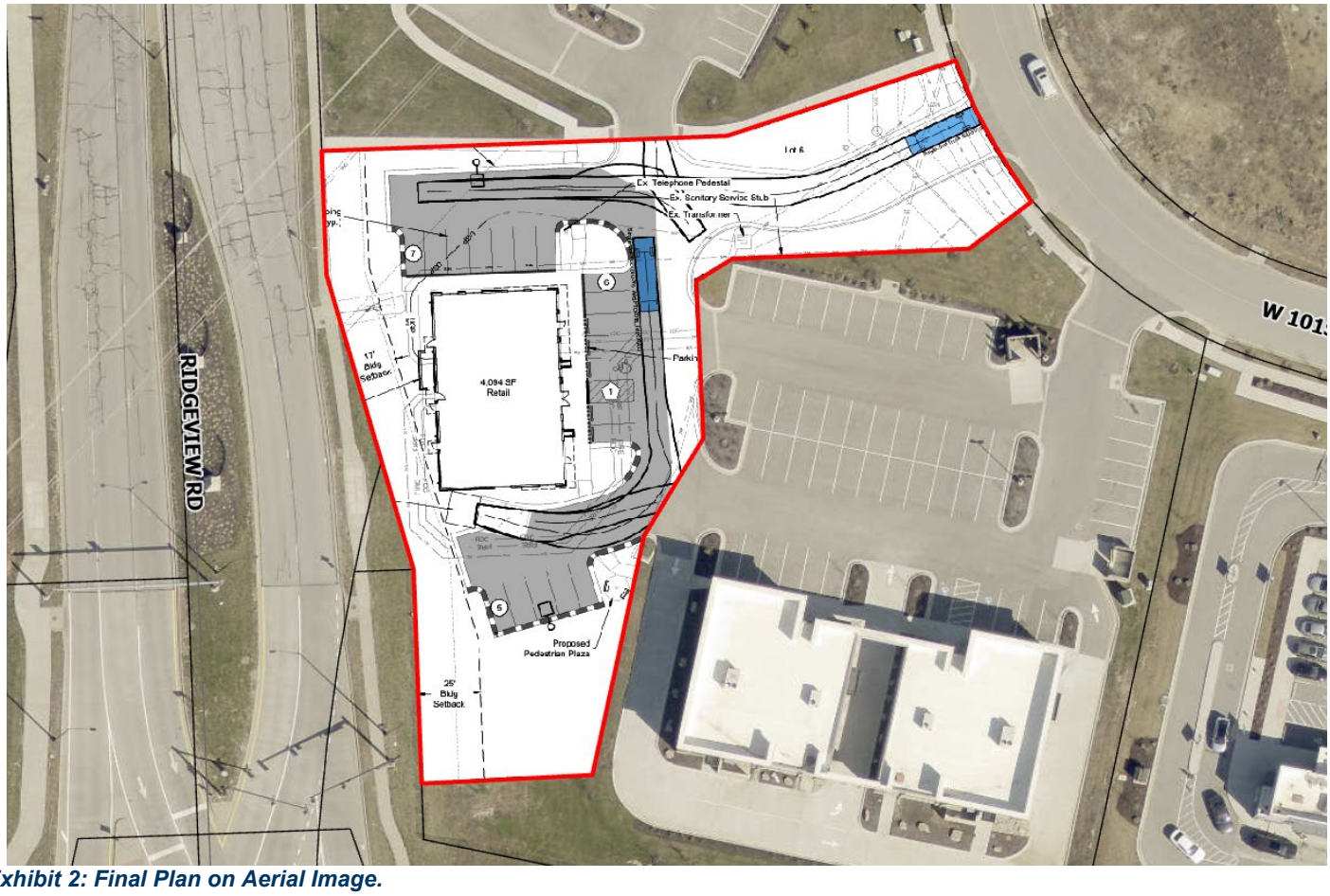


Exhibit 2: Final Plan on Aerial Image.

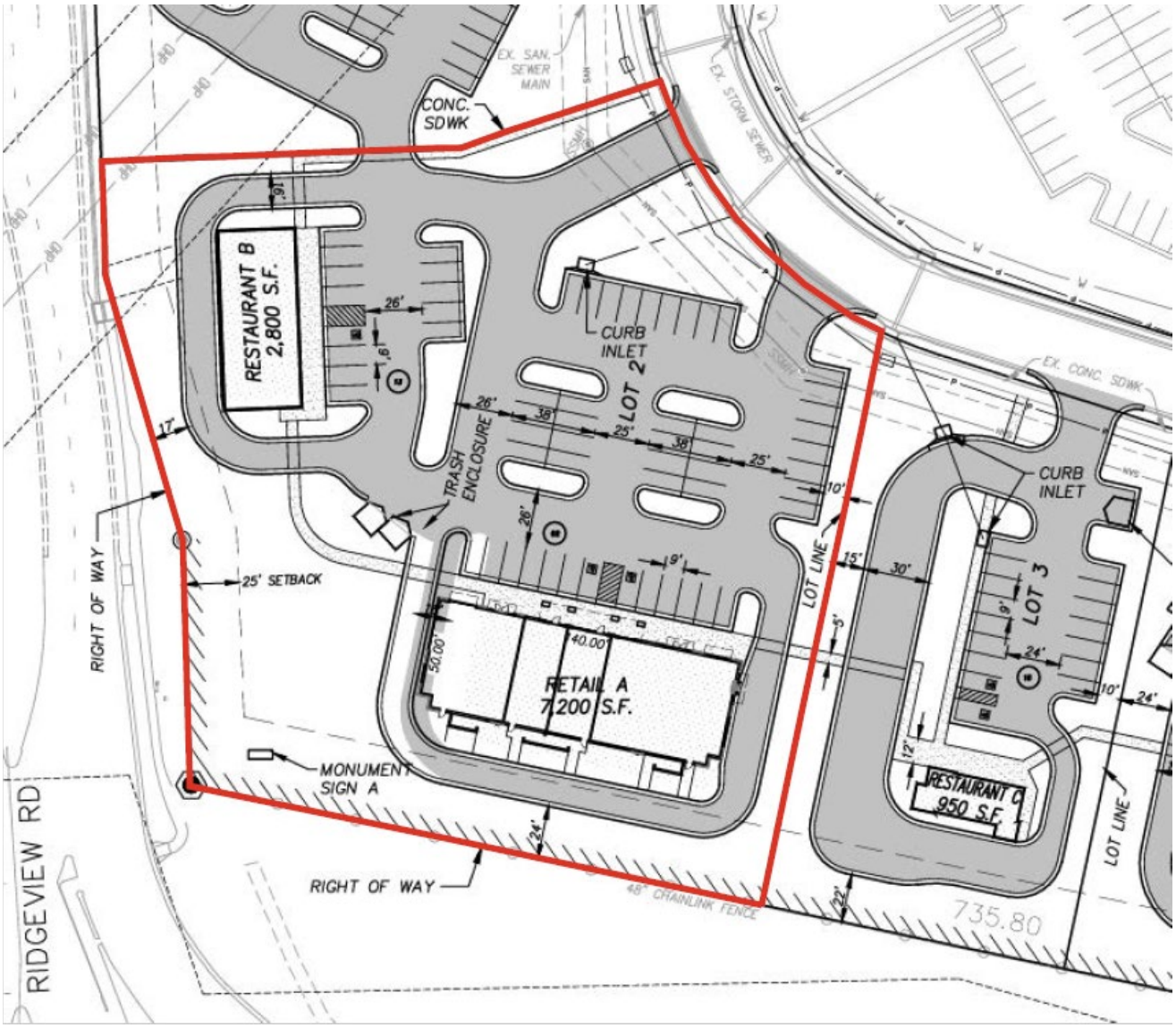


Exhibit 3: Excerpt from the 2022 preliminary plan, which demonstrates the layout for Lot 6 as it originally was planned as Lot 2, with the original lot outlined in red.

DIMENSIONAL STANDARDS

The development is generally in compliance with the dimensional requirements for the CP-3 Zoning District, with the exception of deviations that have been previously granted or are newly requested with this project. In the CP-3 Zoning District, a 50-foot setback is required from streets as well as from property lines. As part of the 2023 final plat for Vista Ridge 2nd Plat (PT23-26F), a deviation of 14 feet was granted for the 50-foot setback from the building to the internal (east) property line, resulting in a 36-foot setback. This final plan is consistent with this previous deviation. Prior to Vista Ridge 2nd Plat, Lot 6 was originally part of Lot 2 of the Vista Ridge development, which was split through the second plat into Lots 6 and 7. At this time, a deviation was granted across the development for building setbacks from the western property line, with the closest setback at 30 feet. The original building proposed on Lot 2 (which was split into Lot 6 and 7) would have been 38 feet from the building to the western property line, which was approved during the preliminary plan stage.

The pavement edge of the southern parking area along Ridgeview Road is 17 feet from the property line, which is an encroachment into the 25-foot pavement setback per Section 4-1-B-26-C-1. Pavement (parking areas) may encroach into the setbacks without a deviation per Section 4-1-B-26-B-7-a of the UDC provided that all landscape and open space requirements are met. The open space requirement for a property within the CP-3 Zoning District is 25%, and the site maintains 42% open space per the final plan. Landscape requirements are detailed in the Landscaping section of this Staff Report.

The preliminary plan granted a 12-foot deviation from the required 50-foot setback along the west property line, resulting in a required setback of 38 feet. Since the building location has been altered with this final plan, a new deviation is requested for the setback from the building to the west property line along Ridgeview Road. This request is for a deviation of 32 feet resulting in a setback of 18 feet from the building to the property line. The deviation request is reviewed in detail within the Deviations section of the Staff Report.

Table 3 shows the required and proposed setbacks for this final plan proposal.

TABLE 3: SETBACK ANALYSIS

Setbacks	Required Minimum Setback	Proposed Setback	Difference
Parking Lots and Drives	25’ from property line	17’	**-8’ from property line**
North	50’	60’	**+10’**
South	50’	119’	**+69’**
East	50’	36’	**-14’**
West	50’	18’	**-32’**

PUBLIC IMPROVEMENTS

No public improvement modifications or additions are planned for the site.

ACCESS, TRAFFIC, AND PARKING

The proposed site will be accessed from 101st Street via an established private drive. The drive will provide direct access to the parking areas and main entrance to the building and will have connections to the parking areas of Lots 5 and 7. This project is not expected to generate traffic impacts beyond those envisioned in the original Vista Ridge commercial concept. The applicant proposes 19 parking spaces, with 7 spaces to the north of the building, 5 spaces to the south of the building, and 7 east of the building. While no specific tenants are determined for the site, the presumed use of retail was used to calculate parking requirements as shown in Table 4. The retail use is used for the parking calculation as this is the most likely use for the site based on the applicant’s narrative. In the case that the subject property is not a retail use, Staff believes the shared parking within the Vista Ridge development is adequate to support allowable uses within the CP-3 Zoning District. The front parking area will contain an accessible parking space to meet ADA requirements. The plan also demonstrates maneuverability on the site to ensure emergency vehicle access to the site is unhindered.

TABLE 4: PARKING ANALYSIS				
Land Use	**Parking Formula**	**Required Parking**	**Provided Parking**	**Difference from Requirement**
Retail	1 space per 250 SF	17	19	+2

STORMWATER

The proposed modifications to this lot do not significantly change the need for, or use of, the previously approved and constructed stormwater management components.

FIRE PREVENTION

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

LIGHTING

Lighting will be provided within the new parking areas as well as the proposed pedestrian walkways. The lighting plan is compliant with UDC Section 4-1-C-4-I.

LANDSCAPING

The site will feature perimeter plantings along the north, south, and west sides to meet the requirements of Section 4-1-D-2-L of the UDC. This will screen the building from the street as well as from adjacent lots. Additionally, much of the landscaping proposed will serve to screen the proposed internal parking areas to satisfy Section 4-1-D-2-M of the UDC. The landscape plan also proposes plantings near the pedestrian walkways and plaza area shown on the site. The proposed landscaping meets UDC requirements.

Exhibit 4: Landscape Plan with landscaping highlighted in green.



ARCHITECTURE

The proposed building is 21' tall and will consist of beige limestone and dark grey brick with extruded walnut brown metal panels that will create depth and variance in the building design. Recessed light grey metal panels will be installed behind the brown metal panels and wrap along the top portion of the building on all sides, connecting to the proposed parapet. Aluminum storefront windows are added along the north, south, and east facades, which will be the most visible sides of the building. Silver lining details will be added along all windows and entrances.

The main entrance is located along the east façade facing 101st Street and will consist of two walnut brown metal panels on the left and right sides of the building, while the middle will consist of the beige limestone material. These panels, along with the limestone in the middle of the façade, will serve to distinguish the separate tenant entrances and are proposed to contain signage. Smaller entrances are proposed under each of the metal panels while a larger, double door entrance is proposed under the primary beige portion of the façade. The entrances will also consist of the aluminum material used for the windows, which will surround the entrances.

The north and south elevations will contain additional aluminum framed windows to maintain architectural aesthetics and harmony of the building. One walnut brown metal panel is proposed on each of these elevations with proposed signage. The west elevation, facing Ridgeview Road, will be absent of aluminum windows and will mainly consist of the limestone and ebonite material, along with the light grey metal panels that run along the top of the façade below the parapet. This side of the building will contain separate employee entrance doors and overhangs that will be colored black, as well as a screened utility area. Three signs are proposed on this façade. All signage is subject to sign permit review and is not expressly approved as part of this review.

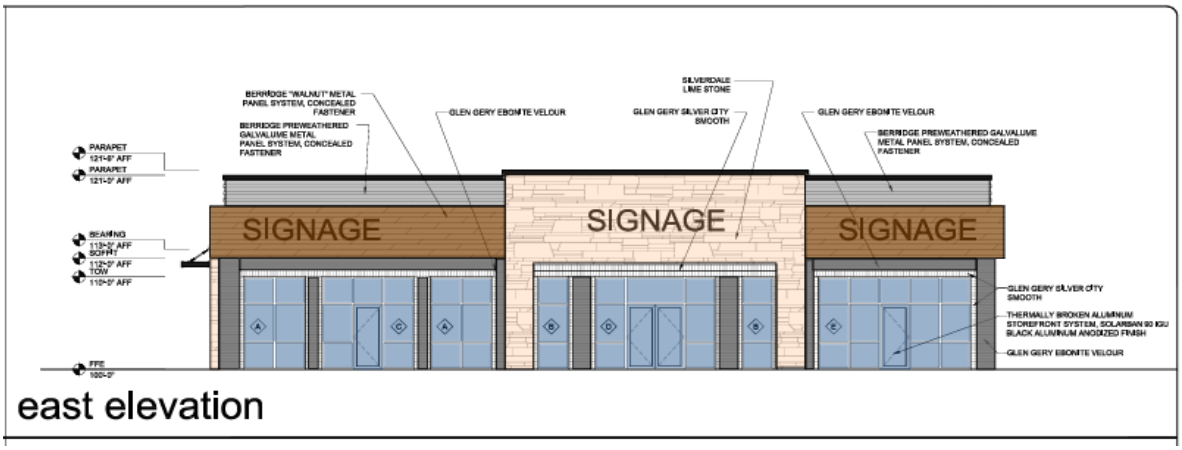


Exhibit 5: East Elevation

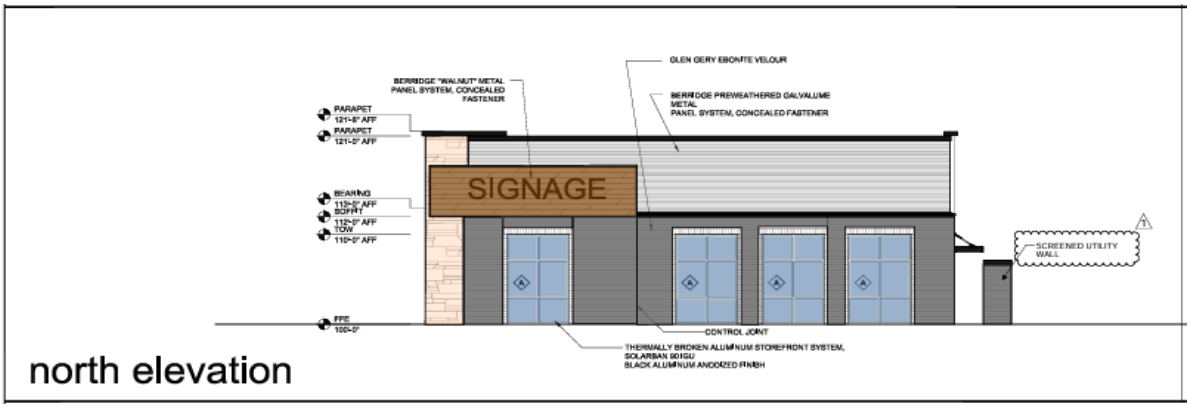


Exhibit 6: North Elevation

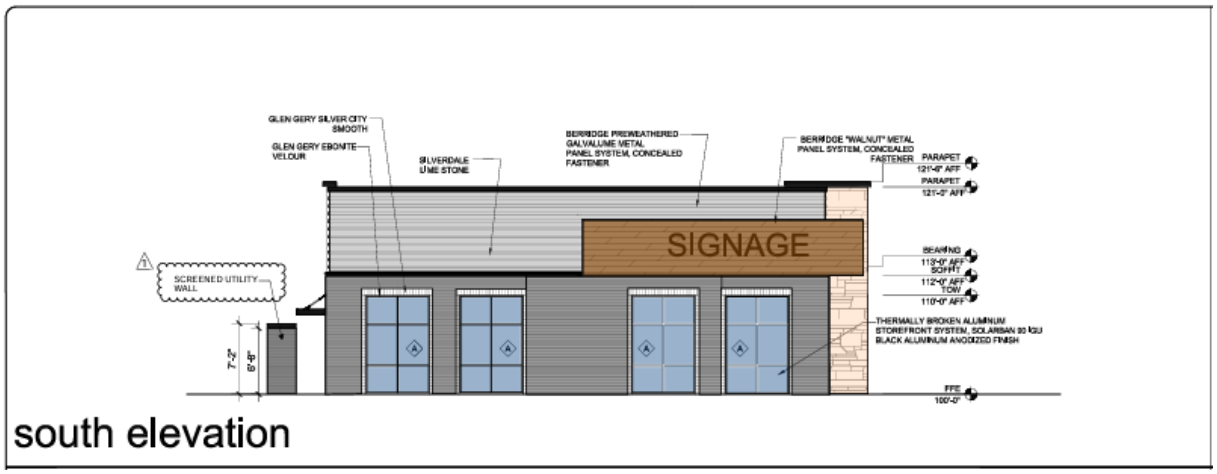


Exhibit 7: South Elevation

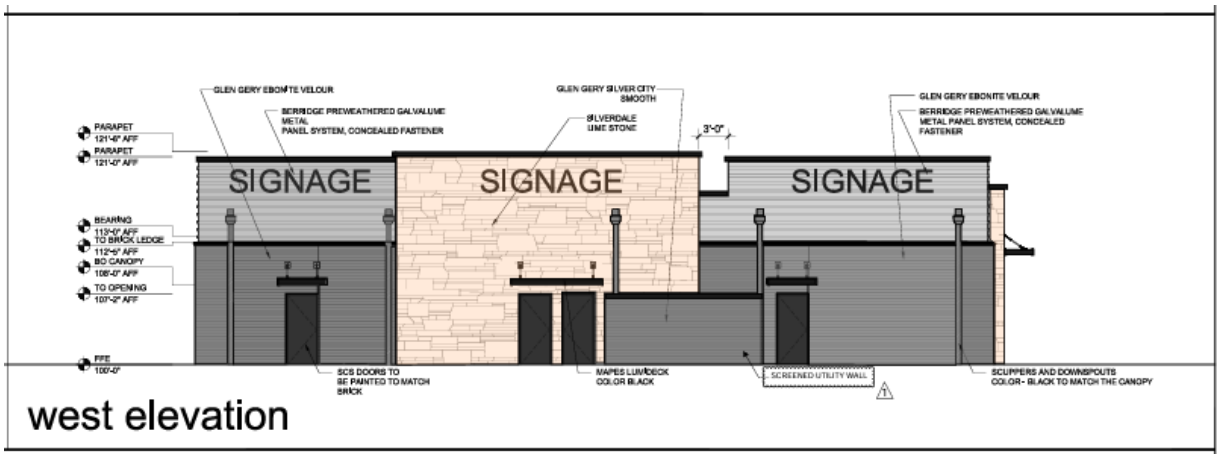


Exhibit 8: West Elevation

DEVIATIONS

The applicant requests a reduction to the setback from the proposed building on Lot 6 to the property line along Ridgeview Road. Previously, a deviation reducing the building setback for multiple buildings within the Vista Ridge development was approved during the preliminary plan phase, which allowed for a minimum setback of 30' at the closest point. As this was prior to Vista Ridge 2nd Plat, the layout of the lot differed from how it exists now. The original building proposed on Lot 2 (which was split into Lot 6 and 7) would have been 38' from the building to the western property line.

The applicant now requests to reduce the building setback to a total of 18' from the building to the western property line along Ridgeview Road. This would be a total deviation of 32' from the CP-3 building setback requirement.

According to Section 4-1-B-27-G-4 of the UDC, the Planning Commission shall have the authority to approve deviations from the minimum standards for setbacks where there is ample evidence that such deviations will not adversely affect neighboring properties and surrounding areas and where such deviations do not constitute the

granting of a privilege that would not be universally appropriate for other similarly designed and situated developments.

1. **That such deviations will not adversely affect neighboring properties and surrounding areas;**

   Staff does not anticipate any adverse impacts on neighboring properties and surrounding areas from the requested deviation. The proposed deviation is for a structural setback to the property line, of which the code requirement is 50 feet within the CP-3 Zoning District. The property has existed at its current acreage and layout since 2023 when Vista Ridge, 2nd Plat was approved. As the layout of the lot has changed, so has the location of the building. Besides the lot layout, existing easements on the site, such as a 90' KCP&L easement, as well as existing utilities that will need to service the building, have reduced the overall buildable area of the property. As a result, it would be difficult for any building proposed on Lot 6 to meet the code-required or previously approved setbacks on this property. The surrounding properties within the Vista Ridge development would not be impacted by granting of this setback, nor would future development on the west side of Ridgeview Road. The building would only be moving closer to Ridgeview Road, as this is the affected property line where the setback deviation request is located. Additional screening and buffering shown on the landscape plan can help mitigate any potential impacts the closer location of the building may have.

2. **That such deviations do not constitute the granting of a privilege that would not be universally appropriate for other similarly designed and situated developments.**

   The requested deviation does not constitute a special privilege, as it helps relieve an issue inherent to the layout of the lot and infrastructure elements present at the site, which are common reasons for why a deviation would be requested for a building setback. Based on the available building footprint and landscape plan, the deviation request is fairly applied and impacts are mitigated to the best of the applicant's ability. The requested deviation is consistent with those that would be considered for other similar properties with comparable site layout and constraints.

Based on the constraints of the lot – the narrow shape of the layout, large easements that restrict building area, and the proposed location of the building as a result of existing utilities and infrastructure – Staff supports this deviation. The request is also detailed in Table 5 and Exhibit 9.

TABLE 5: DEVIATION REQUEST

Deviation Type	Code Requirement	Proposed	Deviation Request
Building setback	50'	18'	**32'**

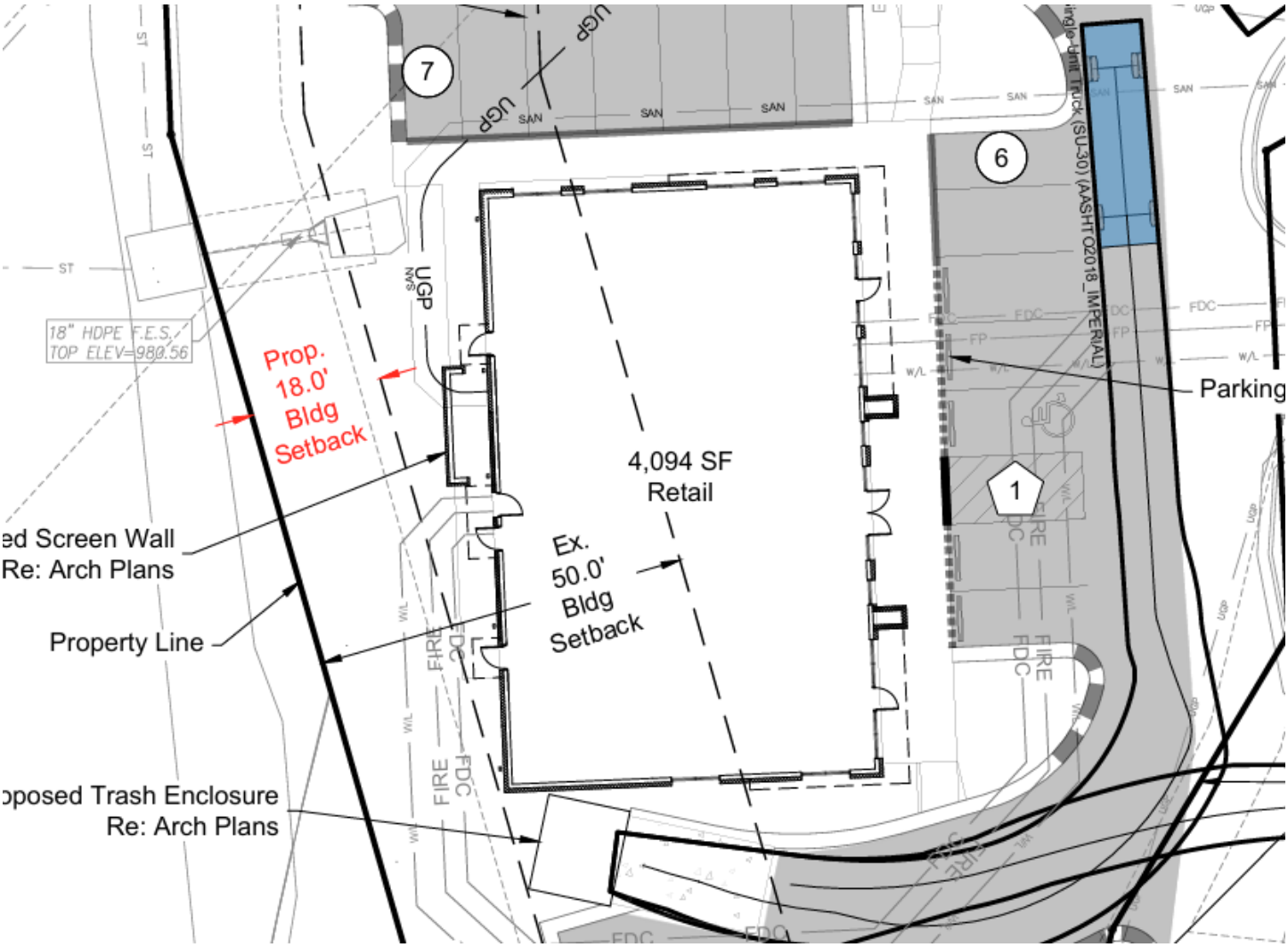


Exhibit 9: Image demonstrating the proposed building setback from the building to the property line along Ridgeview Road.

NEXT STEPS

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

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Final Plan for Vista Ridge Lot 6.**

- The project includes a deviation to allow a setback of 18 feet along the west property line where 50 feet is required.
- This is a final plan application for a commercial development. The proposed use and zoning district are compatible with the Future Land Use designated by the City's Comprehensive Plan and with surrounding development.
- 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 PL26-11F – **Vista Ridge Lot 6** located at 18237 W. 101st Street, for a commercial development, with the following deviation:

1. A deviation of 32 feet where a 50-foot setback is required from the west property line for the proposed building on Lot 6, resulting in an allowable setback of 18 feet between the west property line and the building.

Project Narrative – Vista Ridge Lot 6

Lot 6 at Vista Ridge is proposed for development with an approximately 4,000-square-foot speculative multi-tenant commercial building.

The building is intended to accommodate a mix of neighborhood retail, service, medical, restaurant, and other complementary commercial users. The building will be designed with flexible tenant bays to allow the space to be demised based on market demand and tenant requirements.

The project will also include the associated parking, pedestrian connections, landscaping, signage, utilities, and related site improvements necessary to support the proposed commercial uses.

The intent of the project is to continue the buildout of Vista Ridge with a high-quality, flexible retail building that can serve both the surrounding community and the broader Ridgeview Road/K-10 corridor.

Renaissance Infrastructure Consulting
100% EMPLOYEE OWNED

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September 24, 2026

Noah Vaughan
Planning Specialist II
City of Lenexa
Lenexa City Hall
17101 W 87th St Pkwy
Lenexa, KS 66219

Re: **Building Setback Deviation**

Mr. Vaughan,

On behalf of Vista Ridge LLC, we respectfully request approval of a deviation from the CP-3 zoning district's 50-foot building setback requirement along the west property line of the subject property. The request is to reduce the required setback by 32 feet, allowing a building setback of 18 feet. The deviation would apply only to Lot 6 and no other development standards or lots are being modified.

The subject property is approximately 0.86 acres located at 18237 101st Street and is zoned CP-3. The site is part of the Vista Ridge development with CP-3 lots to the north, south, and east. The K-10 Highway is located to the south of the Vista Ridge development, and Ridgeview Road is to the west. The project proposes a 4,094 SF retail building with associated parking and infrastructure.

Strict application of the 50-foot building setback along Ridgeview Road would leave Lot 6 too constrained to develop with a functional commercial building of the size proposed. The following conditions are specific to this site:

a. **Lot geometry:** Lot 6 is a narrow, tapered parcel. It is widest at its north end and narrows toward the south, and its west boundary follows the variable-width Ridgeview Road right-of-way rather than a regular lot line. A uniform 50-foot setback measured from that boundary consumes a disproportionate share of the lot's depth and leaves a buildable envelope too shallow and irregular to hold a building, drive aisle, and parking together.
b. **90-foot KCP&L easement:** A 90-foot KCP&L easement runs along the northwest portion of the site. Because building within the easement is restricted, this easement removes part of the site from consideration and pushes any building east, toward the rest of the lot's constraints.
c. **Existing utilities and shared infrastructure:** Sanitary sewer and water/fire service stubs, a remote fire department connection, a hydrant, transformers, and a telephone pedestal have already been installed along the east and northeast edges of the lot. These serve the development and constrain the location of the building, drive aisle, and parking. The site also connects to the adjacent Lot 7 parking and circulation system, so the drive aisle and building position are fixed on the east side.
d. **Resulting buildable area**: With a 50-foot setback, the remaining buildable area is too small to accommodate the proposed 4,094 SF retail building together with required parking, fire access, and trash enclosure. The proposed 18-foot setback allows the building to fit on the site while keeping the drive aisle, the parking stalls in the north and south lots, and a pedestrian plaza.
e. **Minimum deviation:** The 18-foot setback is the minimum needed to accommodate the proposed use. Shifting the building east would conflict with the existing utilities, the drive aisle, and the Lot 7 circulation connection, and a smaller footprint would not meet the tenant's operational needs. A screen wall and landscaping along Ridgeview Road reduce the visual impact of the reduced setback.

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ric-consult.com

The purpose of building setbacks is generally to provide separation from adjacent properties and roadways, protect light, air, and visibility, allow for landscaping and buffering, and maintain the character of the area. The proposed deviation continues to meet these objectives through the following measures:

- Landscape screening within the 18-foot setback
- Architectural screening along the west side of the building

The reduced setback will not be detrimental to the public health, safety, or welfare, nor injurious to neighboring properties. Specifically:

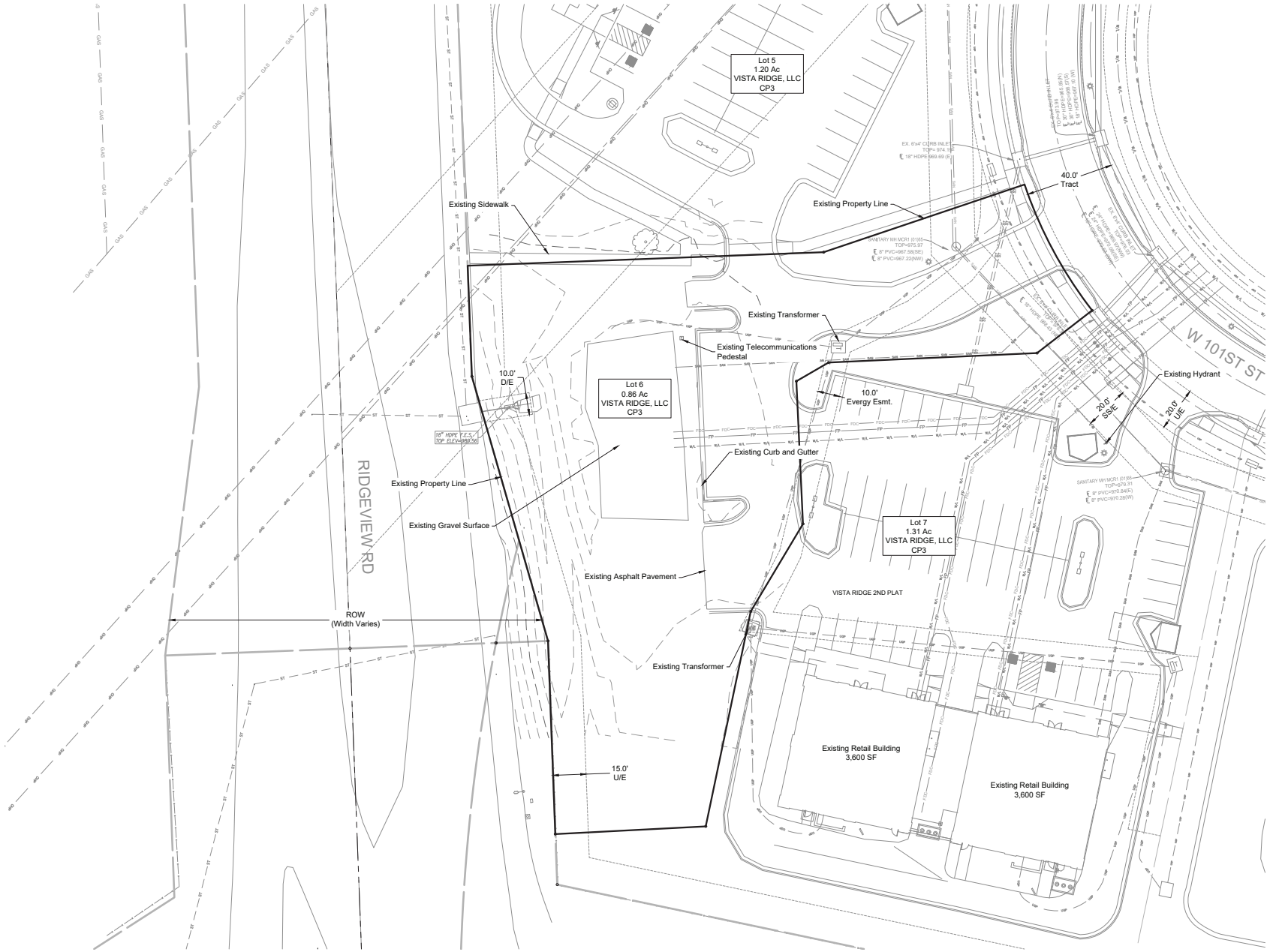
- **Adjacent uses:** The surrounding lots are also zoned CP-3 and provide similar uses to the public.
- **Traffic and safety:** The reduced setback does not affect sight triangles, access, or circulation.
- **Emergency access:** The site plan has been reviewed by the Fire Department and the drive aisle provides fire access consistent with the Vista Ridge development.
- **Character of the area:** The proposed retail building is consistent with the existing Vista Ridge development in use, scale, and design.

For these reasons, the requested deviation is warranted by the site's unique conditions, is consistent with the intent of the CP-3 district, and will not adversely affect neighboring properties or the public interest. We respectfully request approval of the 18-foot building setback on Lot 6.

RENAISSANCE INFRASTRUCTURE CONSULTING

Ashley Trout

Ashley Trout



Final Development Plan

26-0141
Vista Ridge - Lot 6
Lenexa, Johnson County, KS

Existing Conditions

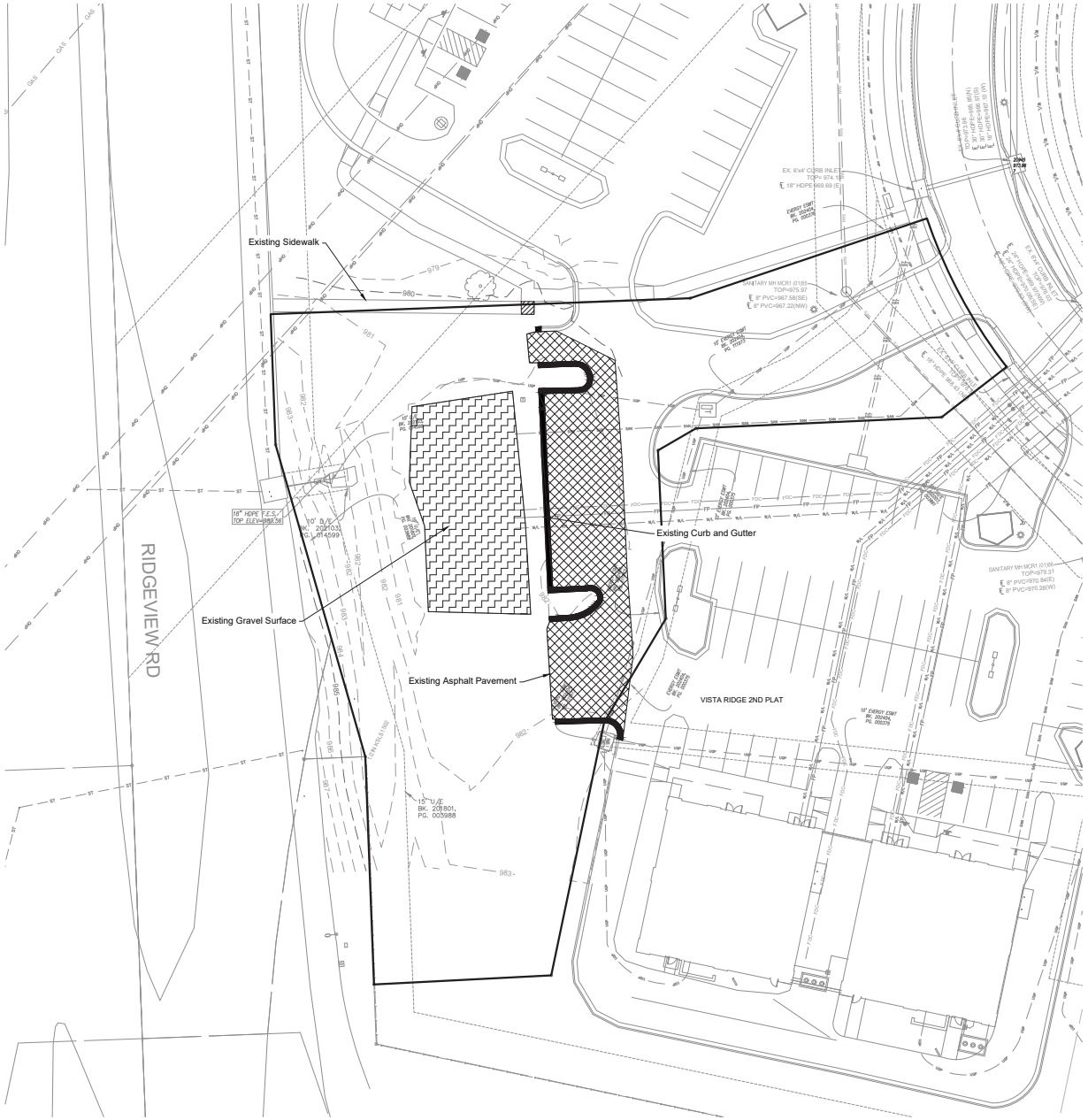
NO.	DATE	REVISION
1	09/21/2026	1st Resubmittal
0	08/31/2026	Original Submittal

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CHECKED BY: AT

Renaissance Infrastructure Consulting
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Sheet
C02

GraceMiller
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Demolition Legend

- Denotes Area of Asphalt to be Demolished
- Denotes Area of Curb and Gutter to Demolished
- Denotes Area of Gravel to be Removed
- Denotes Area of Sidewalk to be Demolished

Demolition Notes:

1. Contractor shall be responsible for raising and removal of the existing structures, related utilities, paving, and any other existing improvements as noted.
2. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. disposal will be in accordance with all local, state and/or federal regulations governing such operations.
3. All demolition work shall be performed in accordance with the owner's site work specifications.
4. Contractor is responsible for repairs of damage and adjustments due to conflicts or grading to any existing structures or underground utilities that are to remain in place.
5. All items designated to be demolished and removed from the site shall be disposed of in an appropriate location in accordance with state or local guidelines.
6. Public streets and sidewalks shall be kept clean and clear of trash and debris from demolition operations at all times.
7. The contractor shall be responsible for dust and erosion control during demolition operations.
8. The contractor shall coordinate with all applicable utility companies prior to removal or relocation of any utilities and to safely stop services and dismantle service lines prior to beginning demolition operations.
9. Contractor is to remove existing improvements as noted. Demolition includes, but is not limited to, sewer pipes, power poles and guy wires, water lines and meters, vegetation, asphalt, and other unsuitable debris or material shown or not shown within construction limits and where necessary to allow for construction activity, all material to be removed as unclassified excavation.
10. All cavities created by removal of existing facilities in the area of proposed construction shall be filled and compacted in accordance with the site work specifications to subgrade elevation.
11. The contractor shall exercise extreme caution when working in the vicinity of the existing overhead electrical power lines.
12. Existing utilities are shown as located and identified in the field by utility company representative. the owner and the engineer make no assurance of the actual location, depth, size or type of utility lines shown. the owner and the engineer makes no assurance that all of the existing utility lines on the site are shown.

NORTH

1"=20'

0 10' 20'

Final Development Plan

26-0141
Vista Ridge - Lot 6
Lenexa, Johnson County, KS

Demolition Plan

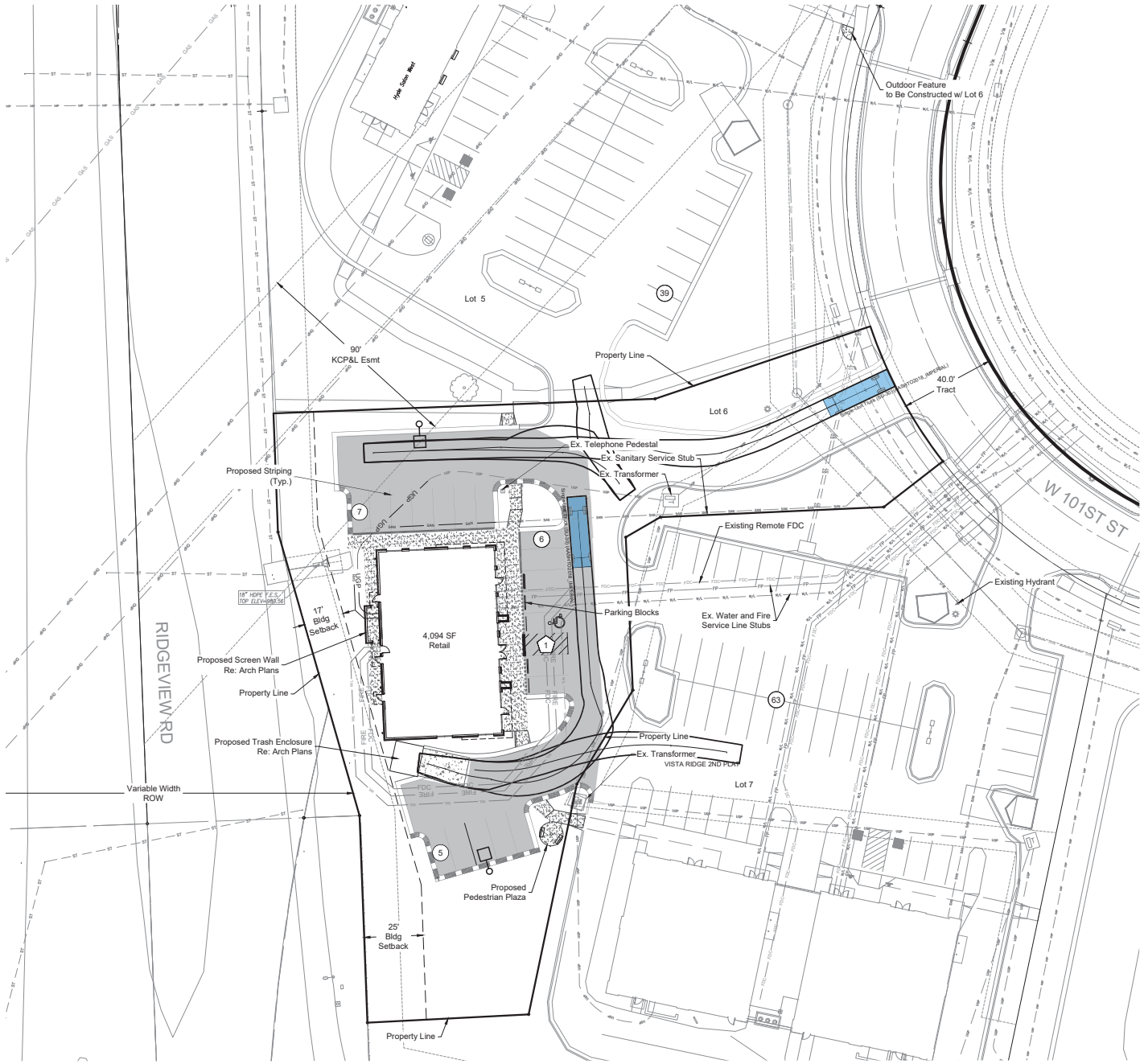
NO.	DATE	REVISION
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Parking Calculations				
Use	Ratio	Square Footage	Required	Provided
Retail	1 per 250 S.F.	4,094	17	19

*NOTE: Cross-lot access and parking per Vista Ridge 2nd Plat

Site Data	
Total Site Area	0.86 Ac. +/-
Total Building Area	4,094 S.F.
Total Sidewalk Area	1,938 S.F.
Total Pavement Area	8,963 S.F.
Total Impervious Area	21,569 S.F. (58%)
Total Open Space	15,893 S.F. (42%)
Zoning	CP3

Proposed ADA Parking Space

Proposed Parking Space

LEGEND

Asphalt Pavement
Concrete Pavement
Concrete Sidewalk
Wet Curb
Dry Curb
6" Integral Curb
Curb Transition
0" Curb

LEGEND

Existing Section Line
Existing Right-of-Way Line
Existing Lot Line
Existing Easement Line
Existing Curb & Gutter
Existing Sidewalk
Existing Storm Sewer
Existing Storm Structure
Existing Waterline
Existing Gas Main
Existing Sanitary Sewer
Existing Sanitary Manhole
Existing Contour Major
Existing Contour Minor

U/E Utility Easement
SS/E Sanitary Sewer Easement
D/E Drainage Easement

Proposed Right-of-Way
Lot Line
Proposed Easement
Proposed Curb & Gutter
Proposed Sidewalk
Proposed Storm Sewer
Proposed Storm Structure
Proposed Fire Hydrant
Proposed Waterline
Proposed Sanitary Sewer
Proposed Sanitary Manhole
Proposed Contour Major
Proposed Contour Minor
Future Curb and Gutter

A/E Access Easement
T/E Temporary Easement

NORTH
1"=20'
0 10' 20'

Final Development Plan
26-0141
Vista Ridge - Lot 6
Lenexa, Johnson County, KS

General Layout

NO.	DATE	REVISION
1	05/21/2026	1st Resubmittal
0	04/21/2026	Original Submittal

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Sheet C05

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0	08/21/2026	Original Submittal
1	09/21/2026	Full Resubmittal

Dimension Plan

Final Development Plan

26-0141
Vista Ridge - Lot 6
Lenexa, Johnson County, KS

LENEXA LANDSCAPE CALCULATIONS

Perimeter Plantings Along Street Frontages *(Per UDC 4-1-D-2-L)*
Required:
Adj. to Arterial & Collector = 2 shade, 1 ornamental, 12 shrubs, + 75 sf bed / 100'; 25' depth
Provided:
West Prop Line (263 LF) = 11 shade, 3 ornamental, 63 shrubs, 395 sf 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 Prop Line (234 LF) = 2 shade, 21 shrubs
South Prop Line (211 LF) = 2 shade, 19 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:
10,159 SF *.075 = 762 SF landscaped area
762 SF / 300 SF = 3 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: N/A

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

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

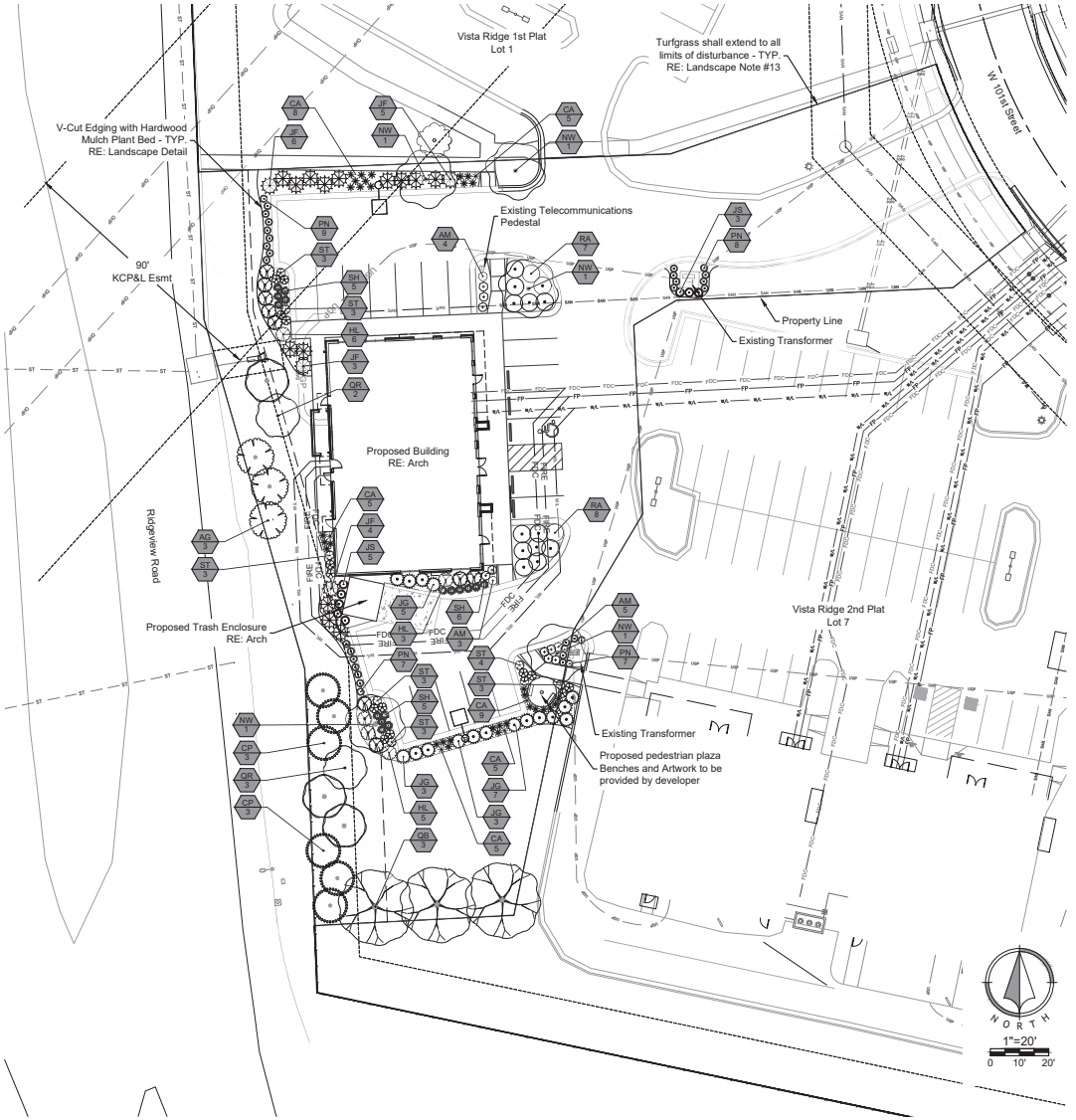
GENERAL NOTES

1. Refer to Sheet L02 for Landscape Notes & Details

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	CP	Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry	2" Cal.	B&B - Single-Stem	6
	NW	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	2" Cal.	B&B - Single-Stem	5
	QB	Quercus bicolor / Swamp White Oak	2" Cal.	B&B - Single-Stem	3
	QR	Quercus robur `Regal Prince` / Regal Prince English Oak	2" Cal.	B&B - Single-Stem	5
ORNAMENTAL TREES					
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	6` Ht.	B&B - Multi-Stem	3
SHRUBS					
	AM	Aronia melanocarpa `UCONNAM165` / Low Scape Mound® Black Chokeberry	3 Gal.		12
	HL	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	3 Gal.		14
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	3 Gal.		15
	ST	Spiraea thunbergii 'Ogon' / Mellow Yellow™ Spirea	5 Gal.		22
EVERGREEN SHRUBS					
	JG	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.		17
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.		18
	JS	Juniperus scopulorum `Skyrocket` / Skyrocket Juniper	5 Gal., 5` Ht. Min.		8
GRASSES					
	CA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 Gal.		37
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	3 Gal.		31
	SH	Sporobolus heterolepis / Prairie Dropseed	3 Gal.		16
GROUND COVERS					
	TF	Turfgrass Sod Fescue Mix / Sod	SOD		12,977 sf

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



Final Development Plan
26-0141
Vista Ridge - Lot 6
Lenexa, Johnson County, KS

Landscape Plan

NO	DATE	REVISION
1	09/21/2026	1st Resubmittal
0	08/31/2026	Original Submittal

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MO Certificate of Authority: E-2010.035830

Sheet
L01

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LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MODEL	MOUNTING HEIGHT	WATTAGE	LAMP DEPRECIATION	QUANTITY
Ex.1		U.S. ARCHITECTURAL LIGHTING, VLL-PLED-VSQ-W-80LED-1050mA-30K	25'	270 W	0.7	2
L1		U.S. ARCHITECTURAL LIGHTING, VLL-PLED-III-W-40LED-875mA-30K-HS	25'	111 W	0.7	2

PARKING LOT PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	1.97
MAXIMUM FOOT-CANDLES	6.2
MINIMUM FOOT-CANDLES	0.6
AVERAGE TO MINIMUM FC RATIO	3.17

PEDESTRIAN WALKWAY PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	1.78
MAXIMUM FOOT-CANDLES	2.1
MINIMUM FOOT-CANDLES	1.4
AVERAGE TO MINIMUM FC RATIO	1.31

Note:

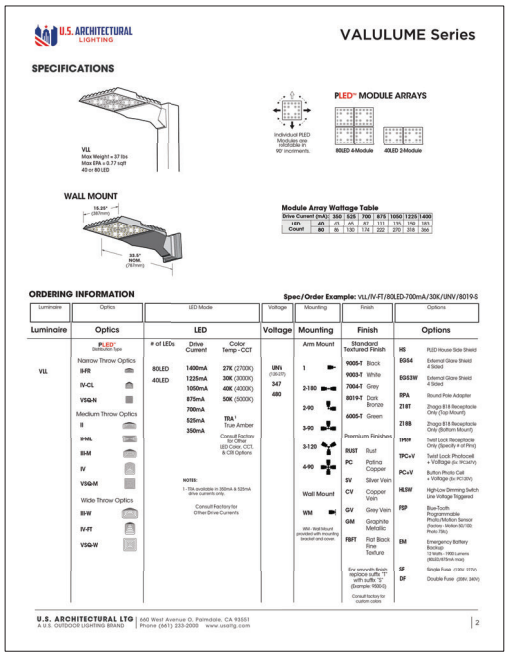
1. Existing light fixture from Vista Ridge 2nd Plat included in photometric analysis.

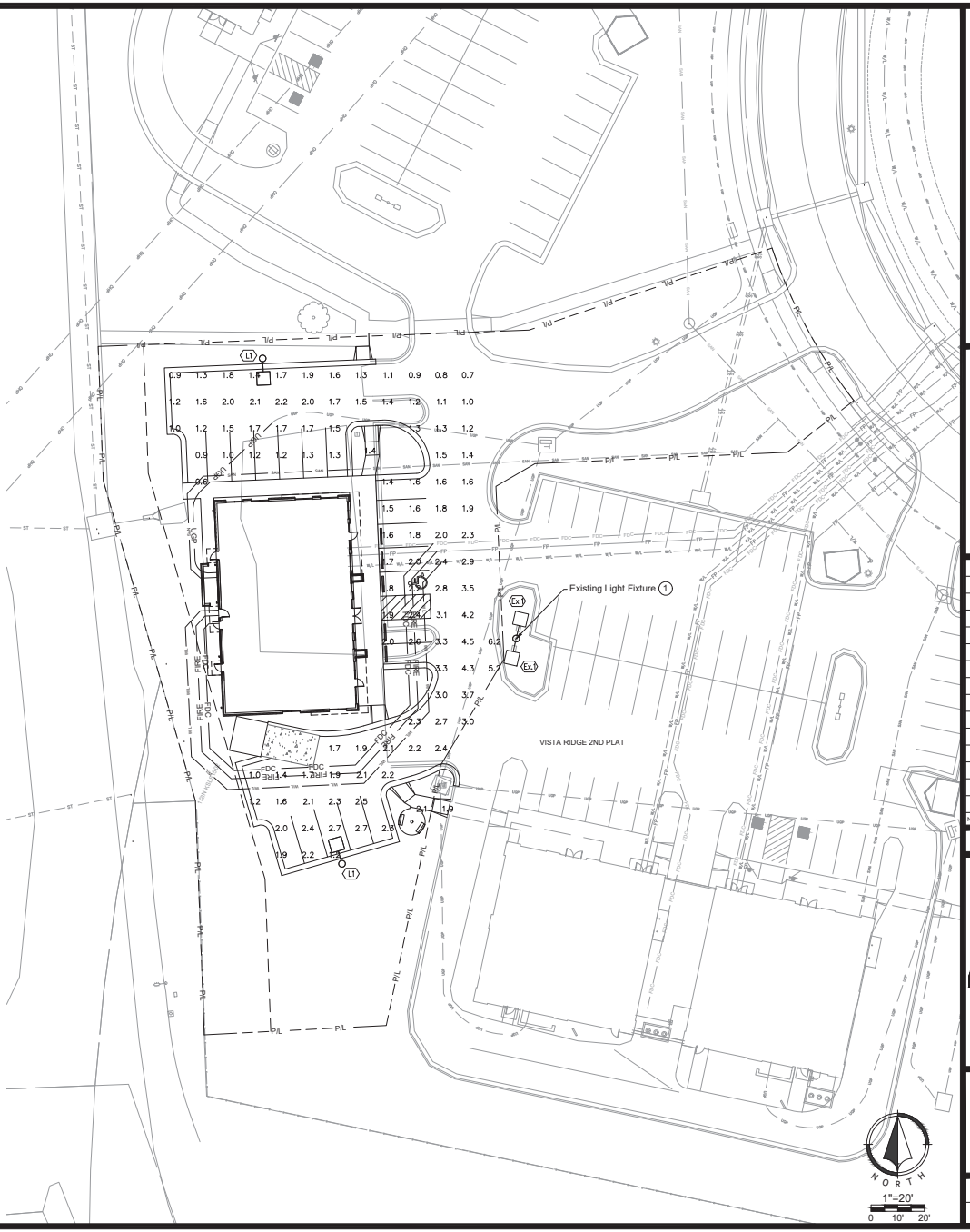
Lighting Design Parameters

- Design Requirements -

  Design Average to Minimum Uniformity Ratio - 5.0:1
  Parking Lot Design Max. Illuminanace - 10.0 Fc
  Pedestrian Walkway Design Max. Illuminanace - 5.0 Fc

- Design Calculation Factors:
  Light Loss Factor - 0.70
  Mounting Height - 25 Ft. (Includes 2 Ft. Concrete Base)





Final Development Plan
26-0141
Vista Ridge - Lot 6
Lenexa, Johnson County, KS

Photometric Plan

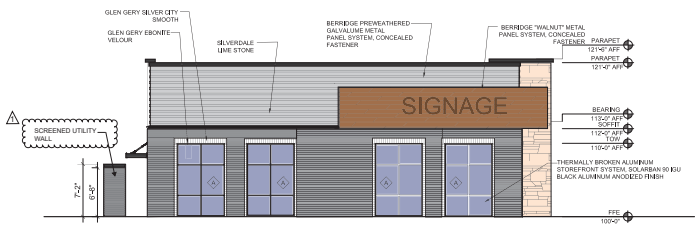
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0	08/31/2026	Original Submittal

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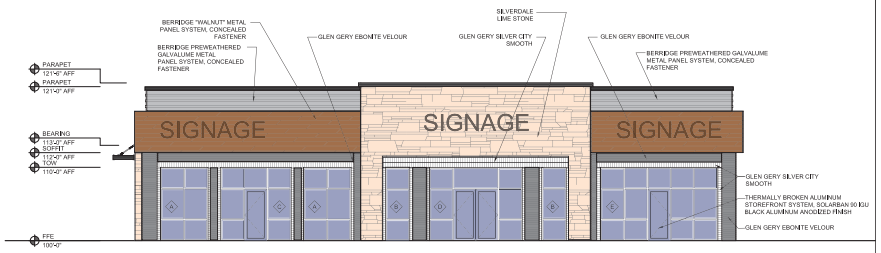
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8563 Penrose Lane
Lenexa, Kansas 66219
KS Certificate of Authority: E-1814

Sheet
E01

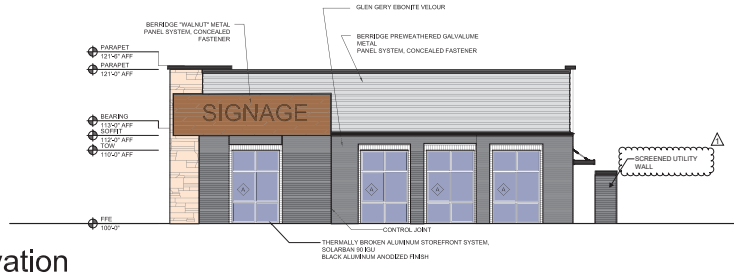
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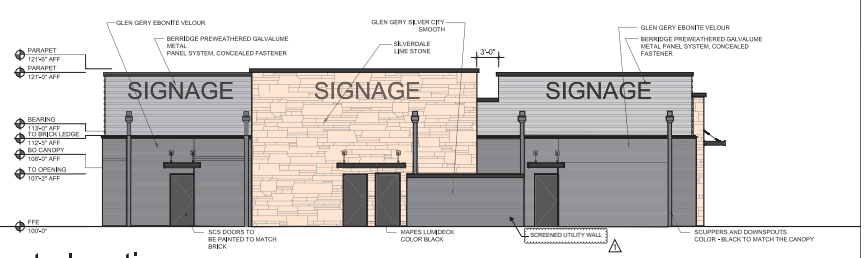
south elevation



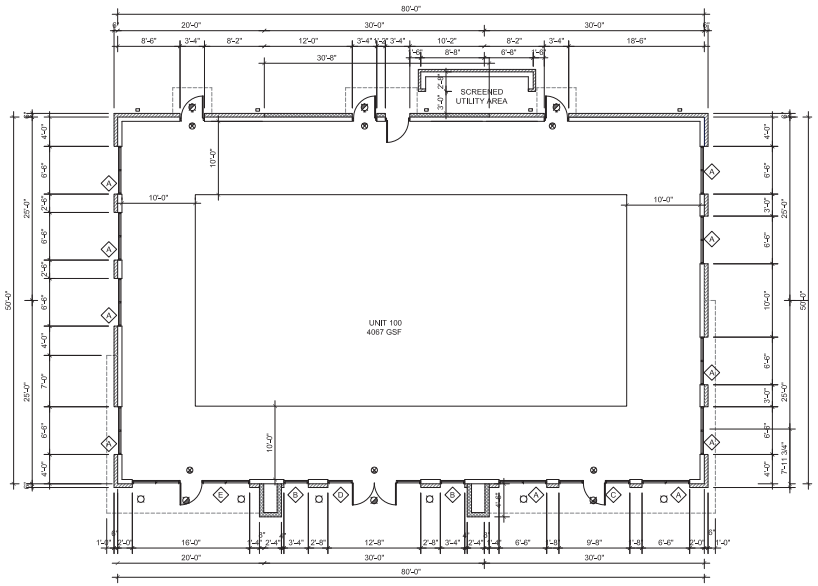
east elevation



north elevation



west elevation



preliminary shell plan

WALL TYPE LEGEND :

BRICK WALL

STONE WALL

NORTH

scale $\frac{1}{8}$" = 1'-0"

bnb design
architecture & interiors
115 n. nettleton
bonner springs, ks
913.422.5762 ph

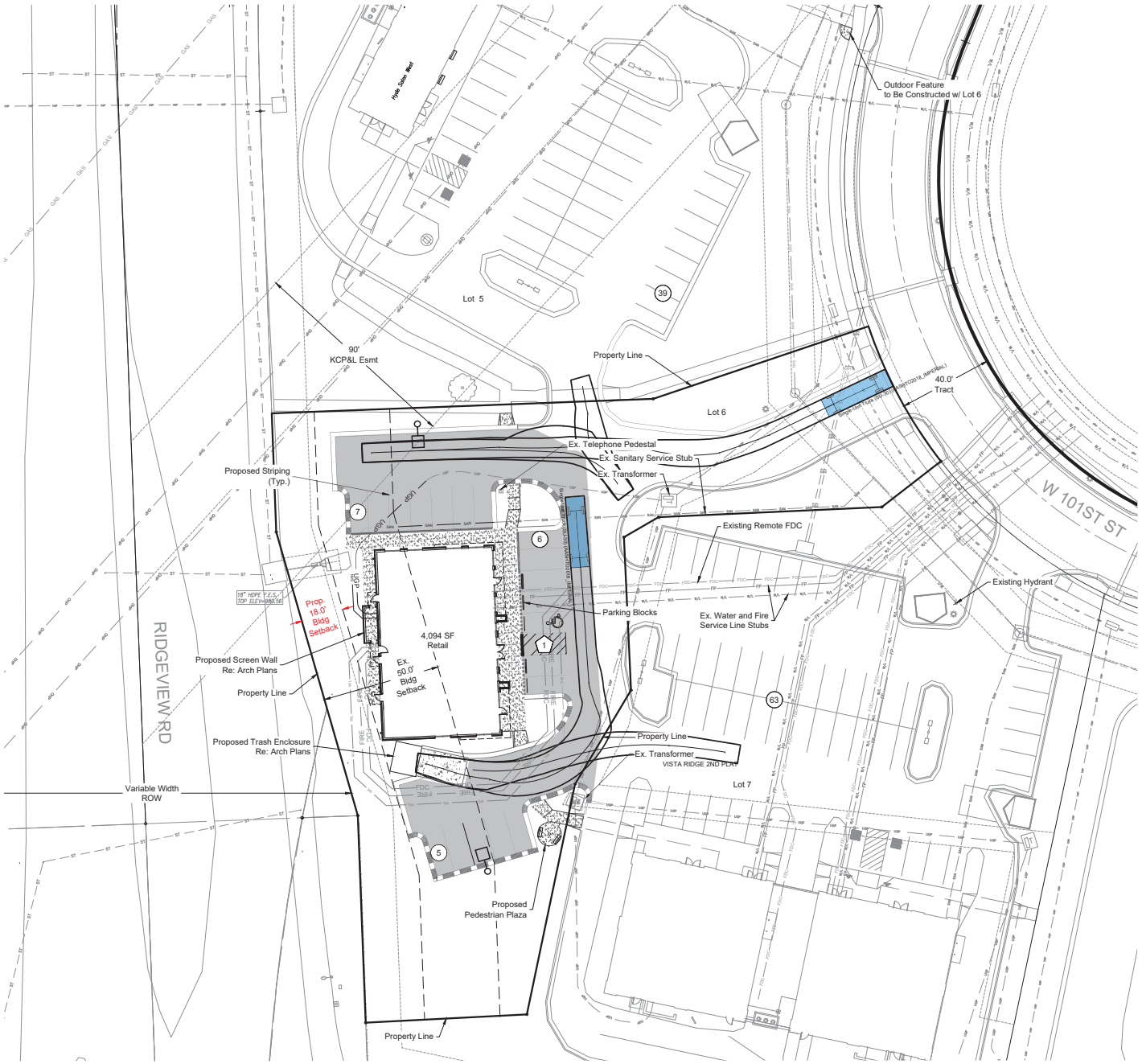
SHELL BUILDING F - LOT 6
PRELIMINARY DEVELOPMENT PLANS

VISTA RIDGE
LENEXA KANSAS 66219

REVISION⚠- CITY COMMENTS
DATE : 09/17/2026

ISSUE DATE: 08/30/26

A1



Parking Calculations				
Use	Ratio	Square Footage	Required	Provided
Retail	1 per 250 S.F.	4,094	17	19

*NOTE: Cross-lot access and parking per Vista Ridge 2nd Plat

Site Data	
Total Site Area	0.86 Ac. +/-
Total Building Area	4,094 S.F.
Total Sidewalk Area	1,938 S.F.
Total Pavement Area	8,963 S.F.
Total Impervious Area	21,569 S.F. (58%)
Total Open Space	15,893 S.F. (42%)
Zoning	CP3

Proposed ADA Parking Space

Proposed Parking Space

LEGEND

Asphalt Pavement
Concrete Pavement
Concrete Sidewalk
Wet Curb
Dry Curb
6" Integral Curb
Curb Transition
0" Curb

LEGEND

Existing Section Line
Existing Right-of-Way Line
Existing Lot Line
Existing Easement Line
Existing Curb & Gutter
Existing Sidewalk
Existing Storm Sewer
Existing Storm Structure
Existing Waterline
Existing Gas Main
Existing Sanitary Sewer
Existing Sanitary Manhole
Existing Contour Major
Existing Contour Minor

Proposed Right-of-Way
Lot Line
Proposed Easement
Proposed Curb & Gutter
Proposed Sidewalk
Proposed Storm Sewer
Proposed Storm Structure
Proposed Fire Hydrant
Proposed Waterline
Proposed Sanitary Sewer
Proposed Sanitary Manhole
Proposed Contour Major
Proposed Contour Minor
Future Curb and Gutter

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

NORTH
1"=20'
0 10' 20'

Final Development Plan
26-0141
Vista Ridge-Lot 6
Lenexa, Johnson County, KS

General Layout

NO.	DATE	REVISION

DRAWN BY GM | CHECKED BY CP

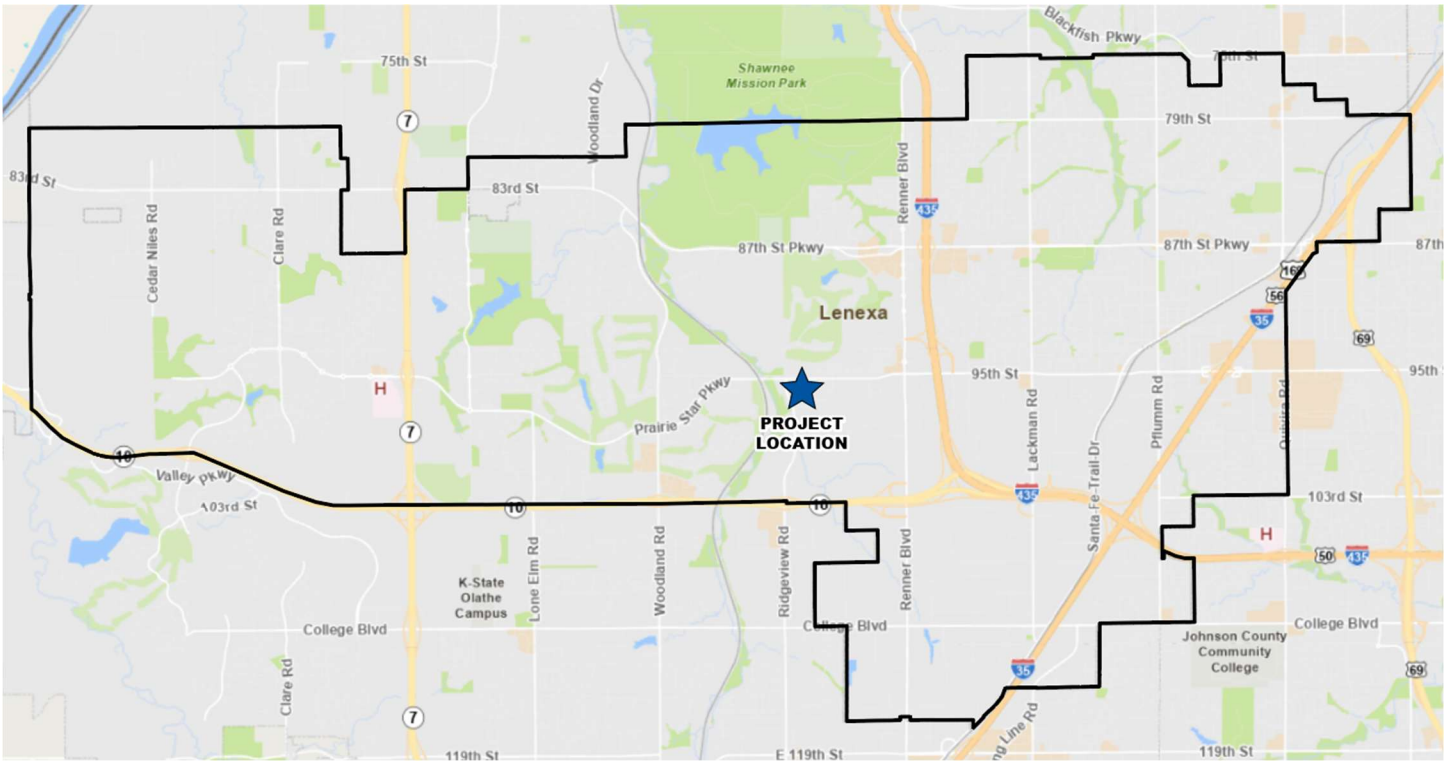
Renaissance Infrastructure Consulting
9953 Pflumm Lane
Lenexa, Kansas 66219
P 913.317.9510
www.RICONSULT.com
KS Certificate of Authority: E-1814

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Sep 24, 2026 - 2:18pm
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VISTA VILLAGE NORTH – PHASE 1

Project #:	PL26-12F	**Location:**	SEC of Prairie Star Parkway and Ridgeview Road
Applicant:	Grace Miller, Renaissance Infrastructure Consulting	**Project Type:**	Final Plan
Staff Planner:	Dave Dalecky	**Proposed Use:**	Mixed-Use



PROJECT SUMMARY

The applicant requests approval of a final plan for Vista Village North – Phase 1. Vista Village is a mixed-use development zoned PUD, Planned Unit Development, at the southeast corner of Prairie Star Parkway and Ridgeview Road. The Vista Village development contains duplex residential, multifamily, and commercial uses. This final plan contains three commercial buildings, associated parking areas and site improvements, and the amenity feature at the southeast corner of Prairie Star Parkway and Ridgeview Road. The final plan is consistent with the approved preliminary plan. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The Vista Village PUD is 48 acres in size and is located at the southeast corner of Prairie Star Parkway and Ridgeview Road. The site was rezoned to PUD in 2015. There have been several revisions to the original preliminary plan with the most recent approved in April 2026. The original plan was a mixed-use development with a substantial sport and play field component. The plan consistently reflected a multifamily component and several restaurant and commercial buildings. Previous versions had included flex/business park buildings with self-storage.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Name	Date Approved
RZ15-06 & PL15-08P	Rezoning & Pre Plan	Vista Village (originally Jayhawk Ridge)	August 2015
PL19-01PR	Revised Preliminary Plan	Vista Village (originally Jayhawk Ridge)	September 2019
PT20-04F	Final Plat	Jayhawk Ridge, 1st Plat	May 4, 2020
PL20-07F	Final Plan	Vista Village, Retail Building 5	July 2020
PL21-05PR	Revised Preliminary Plan	Vista Village	January 2022
PL22-04F	Final Plan	Vista Village, Luxe Villas (originally Townhomes)	April 2022
PL22-02PR	Revised Preliminary Plan	Vista Village	August 2022
PT22-09F	Final Plat	Vista Village , 1st Plat	May 3, 2022
PL22-16F	Final Plan	Vista Village, Alto Apartments	August 2022
PT23-01FR	Final Plat	Vista Village, 2nd Plat	March 21, 2023
PL23-21F	Final Plan	Vista Village, KC Bier	November 2023
PL23-22F	Final Plan	Vista Village, Retail Building 6	November 2023
PL24-06F	Final Plan	Vista Village, Central Bank	May 6, 2024
PL24-08FR	Final Plan	Vista Village, Revised Design Guidelines	September 30, 2024
PL24-09FR	Final Plan	KC Bier Noise Deviation	November 4, 2024
PT24-01F	Final Plat	Vista Village, 3rd Plat	January 8, 2024
PL25-08FR	Final Plan	Vista Village and Vista Ridge Sign Deviation	August 4, 2025
PL25-15F	Final Plan	Luxe Residences Clubhouse	October 6, 2025
PL26-01PR	Preliminary Plan	Vista Village North	April 21, 2026
PT26-01F	Final Plat	Vista Village, Fourth Plat	April 21, 2026

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
3.8	15,460	PUD	Mixed-Use

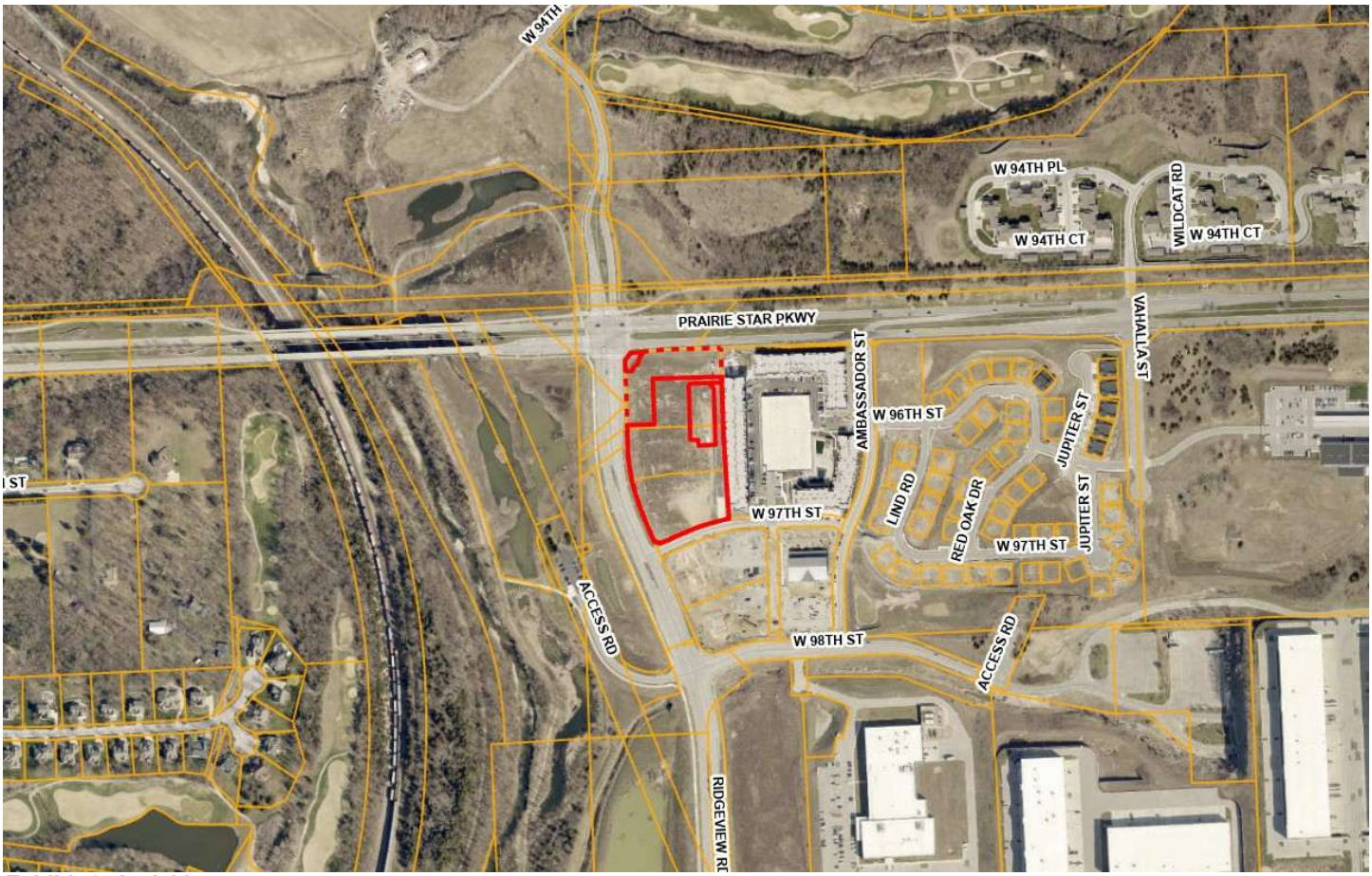


Exhibit 1: Aerial image.

LAND USE REVIEW

Vista Village is a mixed-use development zoned PUD, Planned Unit Development. The Vista Village site is at the southeast corner of Prairie Star Parkway and Ridgeview Road. Vista Village contains duplex residential, multifamily, restaurant and commercial uses. The subject plan is for retail and restaurant buildings in the northwest part of the site along Ridgeview Road. The proposed plan contains three buildings to be constructed at the northwesterly quadrant of the project. The future tenants for these buildings are anticipated to be the types of uses that are typically allowed in the CP-O, Planned General Office, CP-1, Planned Neighborhood Commercial, and CP-2, Planned Community Commercial Zoning Districts. Other uses, which are permitted by special use permit in these districts, may also be permitted by approval of an SUP. The plan lists *Restaurant, general, Retail, Daycare, commercial, and Medical service* uses as tenants for the buildings in the northwest component of the development. Vista Village has an approved development Design Guidelines document which lists the types of uses that are allowed in the PUD. The anticipated uses described on the plans are consistent with the uses listed in the Design Guidelines.

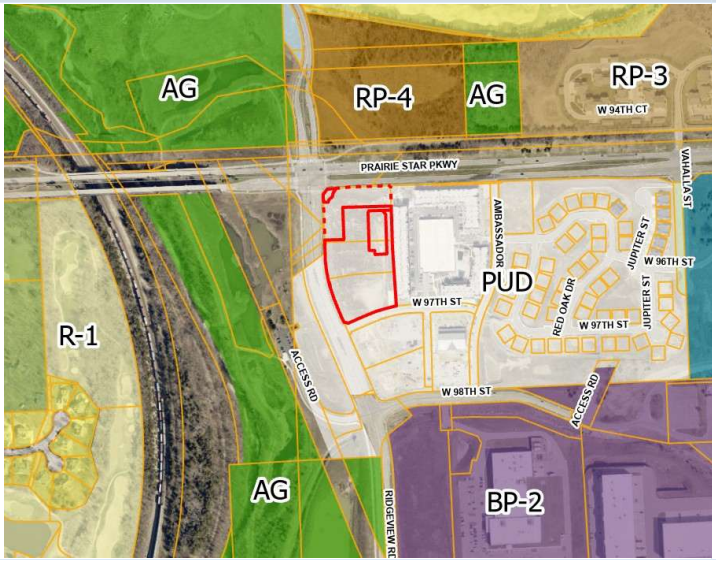
Zoning Map	Future Land Use Map
	

TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Mixed-Use	PUD, Planned Unit Development District	Undeveloped land
North	Suburban Density Residential and High-Density Residential	AG, Agricultural District, RP-3, Planned Residential (Medium-High) Density District, and RP-4, Planned Residential (High-Density) District	Undeveloped land
South	Mixed-Use	PUD, Planned Unit Development District	Retail & Restaurant, general
East	Mixed-use	PUD, Planned Unit Development District	Multifamily
West	Public/Open Space	AG, Agricultural District	Park

FINAL PLAN REVIEW

The 3.8-acre site is located at the southeast corner of Prairie Star Parkway and Ridgeview Road. The project is a phase of the larger Vista Village development. This component is known as Vista Village North and is intended for retail and restaurant tenants. The buildings on this part of the overall development are spaced around the edge of the site with parking areas between the buildings. Two access drives connect to the primary drive in the development intersecting 97th Street, which is a private drive. The first phase of the Vista Village North development contains three buildings. The three buildings are each one-story and are 7,000 SF, 2,960 SF, and 5,500 SF in floor area. Four additional buildings are planned to be constructed within Vista Village North as part of a future phase. The final plan is consistent with the approved preliminary plan.

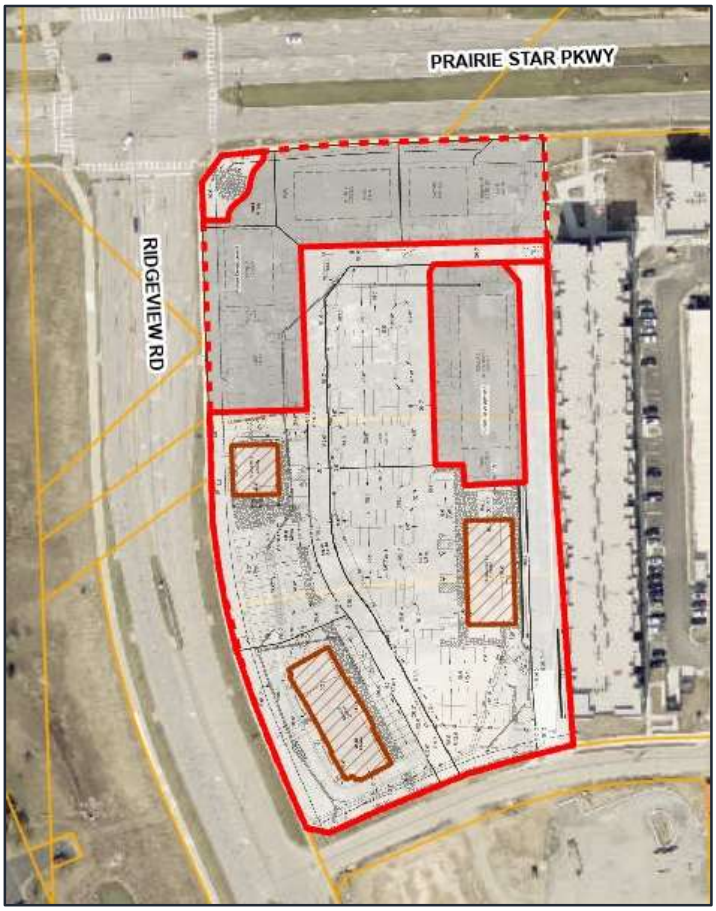
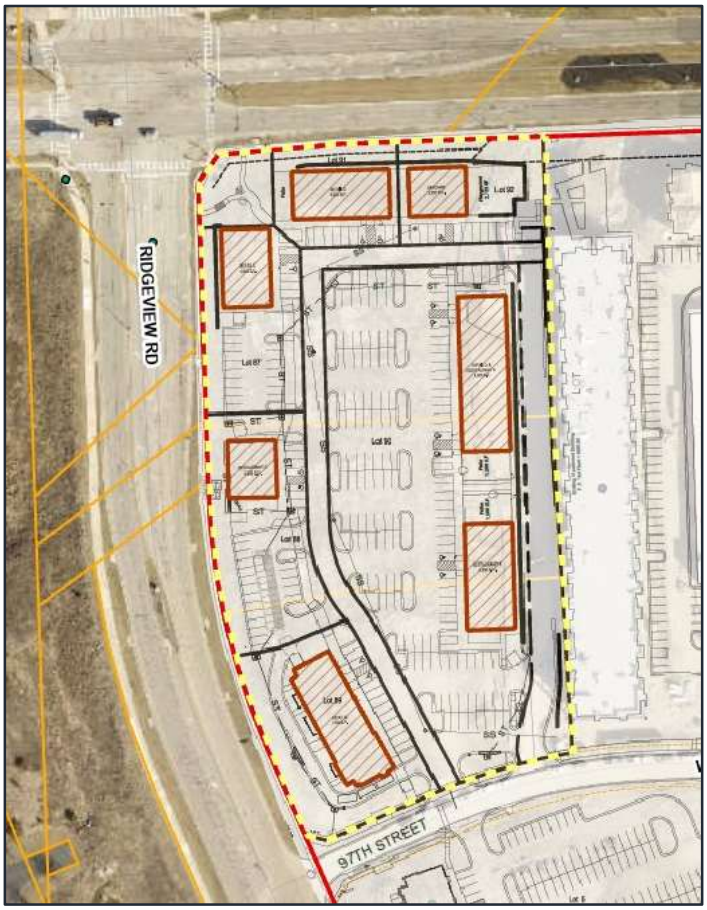


Exhibit 2: Vista Village North – Phase 1 Final Plan



Vista Village North Preliminary Plan

The project includes a site amenity feature at the immediate intersection of Prairie Star Parkway and Ridgeview Road, two arterial streets. The amenity is a plaza space with a decorative compass rose integrated into the pavement. The plaza will include seating, ornamental landscaping, and a monument sign for the project. The plaza space is intended to expand with the buildings as they are constructed on either side. The expansion of the amenity space may include seating patios for restaurants and connecting sidewalks from the public sidewalks.

The plan for Phase 1 and future phases will require this part of Vista Village to be replatted. The current lot configuration is three lots that anticipated three buildings. The proposed configuration is for seven buildings and the U-shaped access drive. Each building will be on a separate lot.

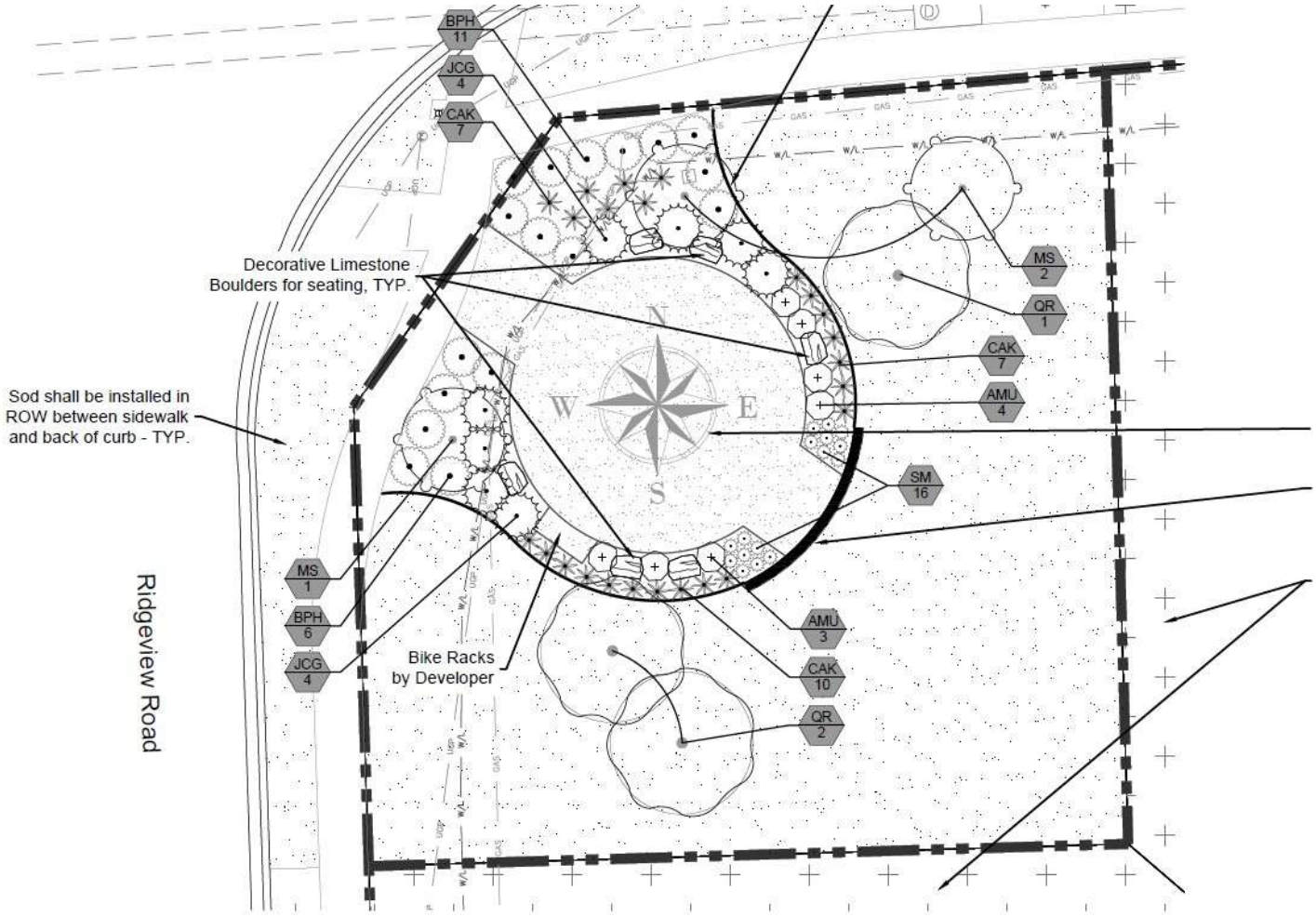


Exhibit 3: Corner Amenity Feature Plan

DIMENSIONAL STANDARDS

The PUD Zoning District intends for the project to be designed with a high degree of coordination among the lots, buildings, and open spaces. The plan may or may not include a mix of uses but shall apply design principles which allows for alternatives to typical standards. A PUD may be approved with an alternative dimension of the minimum setbacks, lot area, and landscaping, provided the plan satisfies design goals per Section 4-1-B-20 of the Unified Development Code (UDC). A deviation is not required for these types of alternatives.

This project is a mixed-use PUD with both residential and retail located adjacent to each other. The project applies reductions to building and parking setbacks for the benefit of overall design and the experience for residents and visitors. The proposed layout conforms with the preliminary plan and is supported by Staff.

PUBLIC IMPROVEMENTS

The peripheral public streets, Prairie Star Parkway on the north and Ridgeview Road on the west, are constructed and new turn lanes and drive access locations are all constructed for access to the site. All internal drives and sidewalks are private. The construction and maintenance of the private drives and sidewalks are the responsibility of the developer. New sidewalks will be constructed from the public sidewalks connecting to the private development.

ACCESS, TRAFFIC, AND PARKING

The site gains access from the primary east-west private drive, 97th Street, through Vista Village. This drive intersects Ridgeview Road on the west and Ambassador Drive (a private drive) on the east. Phase 1 has two drive connections from 97th Street into the parking areas. One of the drive connections is also a fire access drive for Alto Apartments, a component of Vista Village immediately east of this site. The fire access drive must remain clear of any parked vehicles but may be used for circulation by visitors and customers of the development. The access drives create a U-shaped loop through this part of the site with rows of parking along the buildings and a larger parking area within the loop drive.

A PUD requires a continuous pedestrian system with a minimum 10-foot-wide sidewalk. The development provides this central sidewalk connection along the east-west drive through the west side of the development. A ten-foot sidewalk is also provided along the west sides of the buildings on Ridgeview Road. This sidewalk provides the pedestrian spine for connectivity to all other components of the project. Secondary sidewalks continue the connections from the primary pedestrian spine to each building and to the surrounding public streets. A sidewalk ramp will be required for crossing 97th Street to continue the pedestrian network to the adjacent sites within the development. This crossing has changed due to the revision to the preliminary plan.

A PUD must meet the minimum parking requirements per the UDC or be granted a deviation for reducing parking. The revisions to the preliminary plan have evolved where the overall parking count has changed. The preceding versions of the plan fluctuated the balance of uses and generally met the minimum parking requirement for the proposed uses. The commercial components of the development exceed the minimum parking requirement. The multifamily component was approved with a reduction for the number of required parking spaces. The parking reduction approved for the apartments is a reduction from 496 to 432 parking spaces.

The parking areas for the retail and restaurant tenants are intended to be shared among each of the lots and for the needs for each tenant to be compensated for as demand ebbs and flows from daytime peak (typically retail uses) to evening peak (typically restaurants). The parking total for the three buildings of Vista Village North – Phase 1 is shown in Table 3.

TABLE 3: PARKING ANALYSIS

Use	Requirement	Required	Provided	Difference
Restaurant	1 space per 75 square feet	114	163	
Retail	1 space per 250 square feet	28		
TOTAL		**142**	**163**	**+21**

The table shows the retail parking requirements for the mix of tenants (other than restaurants) in lieu of a specific use for a future tenant. The retail parking requirement is used because the other specific uses have a unique parking demand for the tenant. For instance, a *Daycare, commercial* use bases the parking requirement on the number of employees of the daycare business. This specific tenant information is not known at this time. Applying the retail parking requirement for these uses is reasonable to determine the plan provides the required parking. A Certificate of Occupancy (CO) permit will be evaluated for each tenant to confirm the site provides adequate parking for the overall Vista Village development. It is common for the mix of tenants to change over time for a multitenant commercial development. The practice is for Staff to review the parking requirement for a new tenant and confirm the parking is provided.

The parking spaces constructed with Phase 1 will serve future retail buildings for this component of the overall development. Parking areas will be shared among the tenants of Vista Village. The distribution of parking is consistent with the approved preliminary plan.

STORMWATER

The proposed project is consistent with the previously approved stormwater management plan for the overall development.

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 or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward. A more detailed fire code review will be conducted based on the adopted codes at the time of the building permit documentation submittal. The Fire Access Plan shows continuous access to the required fire lane.

LIGHTING

The project will have lighting for parking areas and for the internal drives for each component of the project. The lighting fixtures will be consistent style fixtures for each lot and parking area. The site lighting and photometric analysis shows the lighting is compliant with Section 4-1-C-4-I of the UDC. Parking lot light fixtures are consistent with the fixtures approved for other development in Vista Village. The plan shows light fixtures are to be installed on the east side of the site adjacent to Alto Apartments. These fixtures that are along the fire access drive and other close-by light fixtures that are not obstructed by a building will require shields to reduce the visibility of the light source. Any building mounted lighting will also require shields for the fixtures. The light fixture shields is a detail Staff will coordinate with the developer during the building permit submittal for the site and buildings.

ARCHITECTURE

The three buildings are one-story retail buildings. The buildings incorporate a contemporary architectural style with large fields of the exterior materials to reinforce the wall plane changes and façade articulations. The buildings will use brick and stone masonry with metal, wood, and EIFS accents. The group of retail buildings will use a consistent palette of materials applied uniquely so that one building does not mimic another. Two of the buildings have seating patios. The patios are covered exterior spaces with large awnings that are extensions of the building. Doors and windows will have an awning element to orient pedestrians to the building entrances. The buildings are consistent with the approved Design Guidelines for Vista Village.



Exhibit 4: Rendering of Multitenant Retail Building A



Exhibit 5: Rendering of Restaurant B



Exhibit 6: Rendering of Restaurant C

LANDSCAPING

The landscape plan shows the proposed landscaping for the three buildings, the corner amenity feature, and the parking areas to be constructed with Phase 1. The plan includes the landscaping along the public streets, parking lot, and around the buildings.

Trees are shown in most of the parking lot islands as required, and some islands do not have trees. The parking lot islands that do not contain trees have limitations such as a subsurface utility line that restrict the ability to install a tree in this space, or the island contains a parking lot light pole and the tree will eventually grow to obscure the light fixture and reduce the illumination level the light provides.

The site has several subgrade utility lines along the Ridgeview Road property line. The utility lines restrict the placement of large trees along this property boundary. The plan shows a series of mid-size trees installed on Ridgeview Road. Substituting plant materials is reasonable based on the limitations of the space for landscaping. The landscape plan meets the intent of the requirements for commercial development and is an acceptable design.

SIGNS

The site has an approved sign criteria that applies to all signs throughout the project. The commercial buildings will have façade signs to identify each tenant. The façade signs are to be modern style channel letter signs.

A sign deviation (PL25-08FR) was approved for both Vista Village and Vista Ridge. The signs for both projects use consistent brand and imagery. The sign deviation allowed for an additional monument sign, an increase to the size of some of the signs, and for additional tenant name listing. All signs will require review and approval of a separate sign permit application.

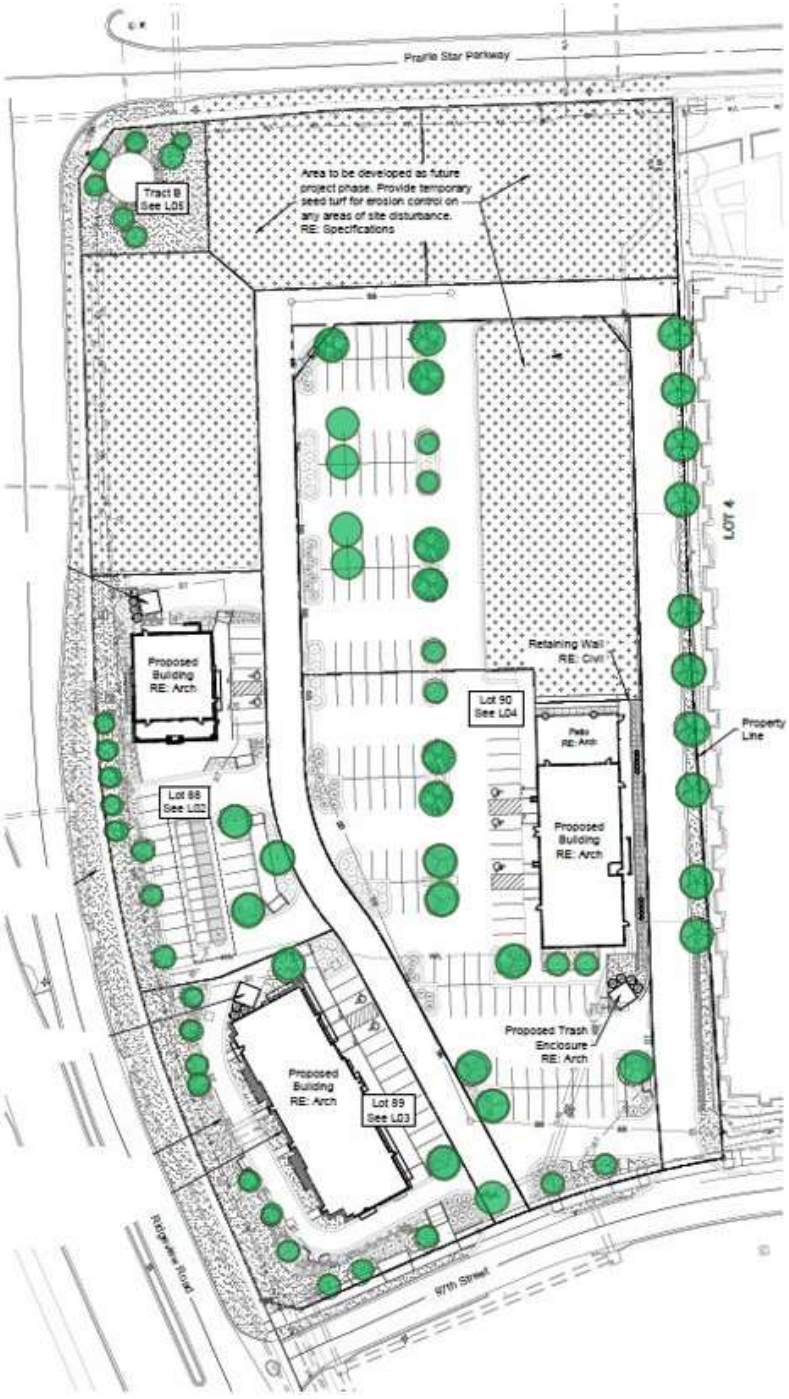


Exhibit 7: Landscape Plan

DEVIATIONS

The applicant is not requesting any deviations from the UDC.

NEXT STEPS

- The Planning Commission is the final authority for approval of the final plan for this project.
- The applicant must submit a revised final plat for review and approval by the Planning Commission and acceptance of dedications by the City Council
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Final Plan for Vista Village North – Phase 1.**

- The final plan will allow the development of a commercial component of a larger mixed-use development. This initial phase includes three commercial buildings, a corner amenity, and associated parking and site improvements.
- 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 PL26-12F – **Vista Village North – Phase 1** located at the southeast corner of Prairie Star Parkway and Ridgeview Road, for a commercial component within a mixed-use development.



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

Vista Village North - Phase 1

N

0 250 500 1,000 Feet

Lenexa KANSAS

Project Narrative – Vista Village North Phase 1

Vista Village is a mixed-use development in Lenexa, Kansas that includes retail, dining, Alto Apartments, and Luxe Residences.

Commercial development to date includes KC Bier Co. and two additional fully leased retail buildings immediately west of KC Bier Co., which together complete the approximately five-acre southern retail portion of Vista Village.

Development activity is now shifting north to the approximately five-acre hard-corner site at Ridgeview Road and Prairie Star Parkway, which is being developed as Vista Village North.

This submittal represents Phase 1 of Vista Village North and includes three new commercial buildings intended to accommodate a mix of restaurant, service retail, neighborhood retail, and other complementary commercial users. The buildings are designed with flexible tenant spaces to accommodate a variety of users and space requirements.

Vista Village North is ultimately planned to include seven commercial buildings. The remaining four buildings are anticipated as a future phase and are not included in this submittal.

Phase 1 will also include the associated parking, pedestrian connections, landscaping, signage, and related site improvements necessary to support the proposed retail uses and continue the cohesive development of Vista Village.

Vista Village North-Phase 1

Lenexa, Kansas
Section 6, Township 13S, Range 24E

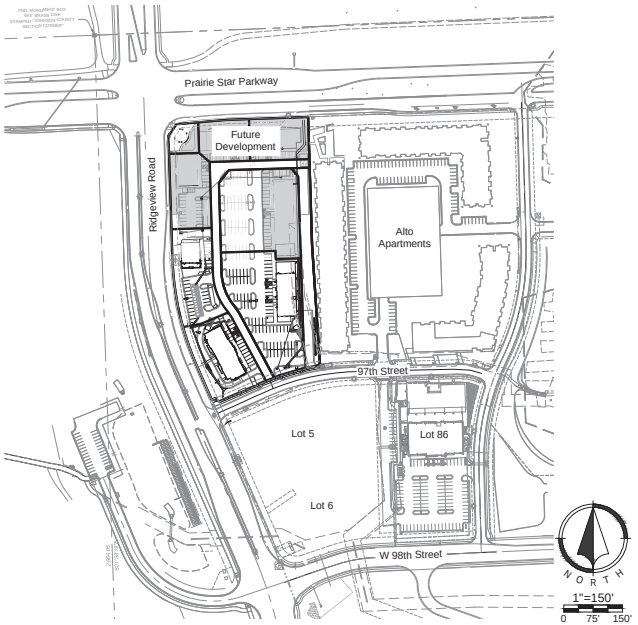
Final Development Plans

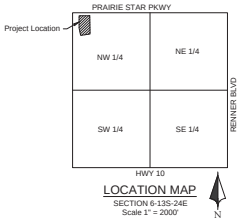
LEGEND

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	
Utility Easement			
Sanitary Sewer Easement		Access Easement	
Drainage Easement		Temporary Easement	

Legal Description:

VISTA VILLAGE, 4TH PLAT, A Replat of All of Lots 1, 2, and 3, VISTA VILLAGE, 1ST PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas.





LOCATION MAP
SECTION 6-13S-24E
Scale 1" = 2000'

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C0049G, revised August 2, 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
Attn: Gary Price
Phone: 913.681.7420
Fax: 913.894.3086
gary.price@kcpl.com

Kansas Gas Service
11401 West 89th Street
Overland Park, Kansas 66214
Attn: Tony Cellitti
Phone: 913.599.8991
Fax: 913.599.8989
tcellitti@onegas.com

Waterone
10747 Renner Boulevard
Lenexa, Kansas 66219
Attn: Jan Hardie
Phone: 913.895.5775
Fax: 913.895.1827
jhardie@waterone.org

City of Lenexa
17101 West 87th Street Parkway
Lenexa, Kansas 66219
Phone: 913.477.7500

Water District #1 of Johnson County
10747 Renner Boulevard
Lenexa, Kansas 66219
Phone: 913.895.5730
Fax: 913.895.1827

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

Johnson County Wastewater
11811 South Sunset Drive
Suite 2500
Olathe, Kansas 66061
Phone: 913.715.8500
Fax: 913.715.8501
Inspections: 913.715.8520

Surewest Communications
9701 Lackman Road
Overland Park, Kansas 66219
Attn: Tom Reaves
Phone: 913.322.9631
Fax: 913.541.8716
tomreaves@surewest.com

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

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.

PREPARED FOR:
Jayhawk Ridge, LLC
10550 S.Warwick St.
Olathe, Kansas 66061
(913) 498-8000

ENGINEER
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ccorcoran@ric-consult.com

SURVEYOR
Renaissance Infrastructure Consulting, Inc.
132 Abbie Avenue
Kansas City, KS 66103
913-317-9500

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Fire Access Plan
C05	Dimension Plan
C06	Grading Plan
C07	Grading Details
C08	Corner Feature Grading Detail
C09	Drainage Area Map
C10	Drainage Calc.
C11	Storm Plan and Profile I
C12	Storm Plan and Profile II
C13	Storm Plan and Profile III
C14	Utility Plan
C15	Erosion Control Plan I
C16	Erosion Control Plan II
C17	Erosion Control Plan III
C18	Erosion Control Detail D-500
C19	Erosion Control Detail D-501
C20	Erosion Control Detail D-502
C21	Erosion Control Detail D-505
C22	Standard Details I
C23	Standard Details II
C24	Standard Details III
E01	Photometric Plan
L01	Overall Landscape Plan
L02	Landscape Enlargement - Lot 88
L03	Landscape Enlargement - Lot 89
L04	Landscape Enlargement - Lot 90
L05	Landscape Enlargement - Tract B
L06	Landscape Details
A1	Shell Building A
A2	Shell Building A
A3	Shell Building A
A4	Shell Building B
A5	Shell Building B
A6	Shell Building B
A7	Shell Building C
A8	Shell Building C
A9	Shell Building C

APPROVED BY:
RENAISSANCE INFRASTRUCTURE CONSULTING

Chip Corcoran P.E. Date

CITY OF LENEXA

Date

Final Development Plans
24-0158
Vista Village North-Phase 1
Lenexa, Kansas

Title Sheet

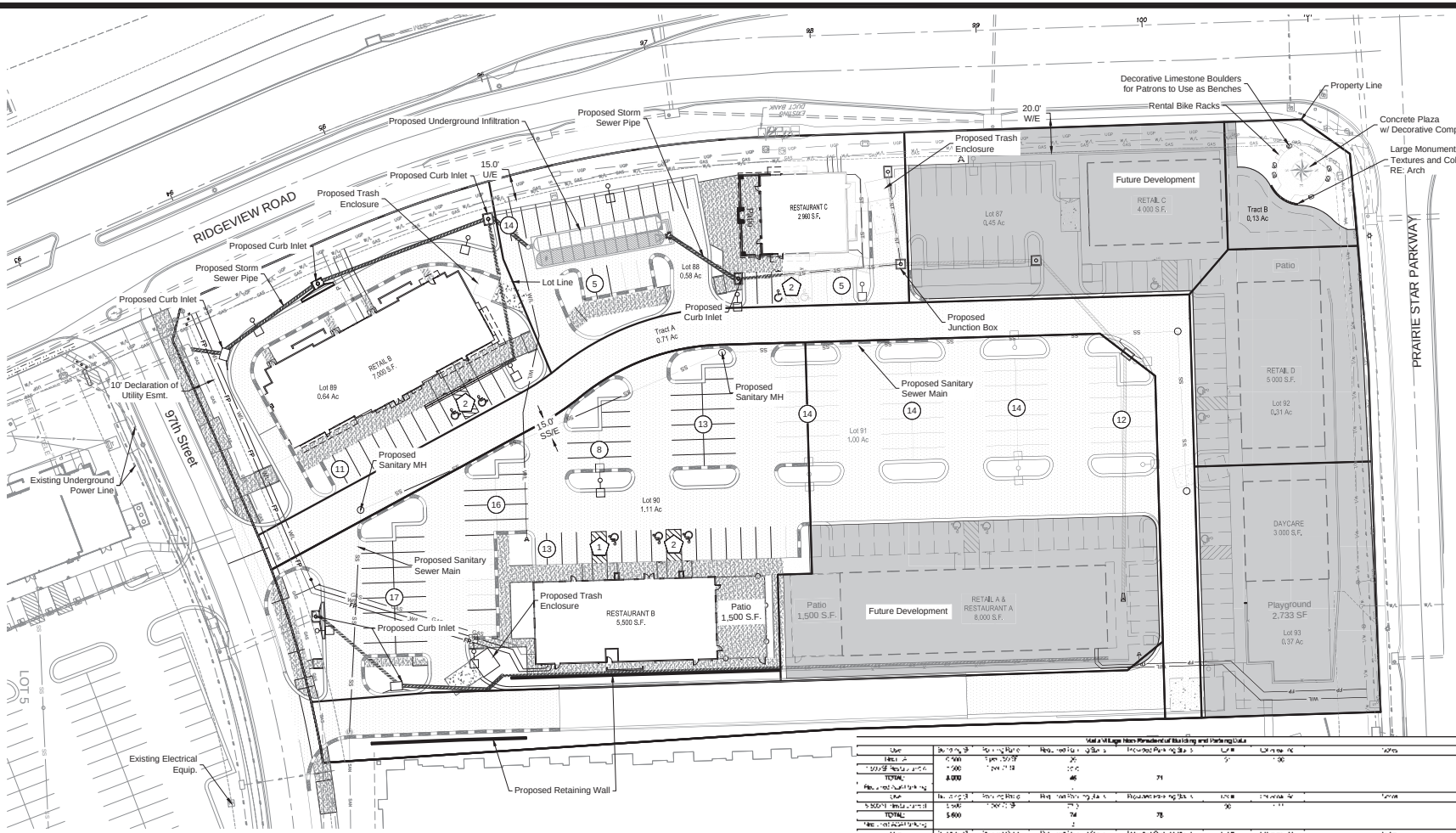
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1	09/21/2026	1st Resubmittal
0	08/31/2026	Original Submittal

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4200 E 7Th S Street
Kansas City, Missouri 64108
816.800.0950
www.RICconsult.com
MO Certificate of Authority: E-2010.038.30

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Site Data	
Total Site Area	3.80 Ac. +/-
Total Building Area	15,460 S.F.
Total Sidewalk Area	14,673 S.F.
Total Pavement Area	88,675 S.F.
Total Impervious Area	127,287 S.F. (77%)
Total Open Space	52,914 S.F. (32%)
Zoning	PUD

Proposed ADA Parking Space (X)

Proposed Parking Space (X)

LEGEND

Asphalt Pavement

Concrete Pavement

Concrete Sidewalk

Wet Curb

Dry Curb

Vista Village North-Phase 1 Parking Data

Use	Building Size	Parking Ratio	Required Parking Spaces	Provided Parking Spaces	Ratio	Parking Area	Notes
Retail A	6,000	1 per 350 SF	17		5	1,750	
Restaurant A	2,000	1 per 250 SF	8				
TOTAL:	8,000		25	31			
Retail B	Building Size	Parking Ratio	Required Parking Spaces	Provided Parking Spaces	Ratio	Parking Area	Notes
Retail B	7,000	1 per 350 SF	20		90	6,300	
TOTAL:	5,600		74	78			
Retail C	Building Size	Parking Ratio	Required Parking Spaces	Provided Parking Spaces	Ratio	Parking Area	Notes
Retail C	4,000	1 per 350 SF	12		85	7,140	
TOTAL:	2,000		23	13			
Restaurant C	Building Size	Parking Ratio	Required Parking Spaces	Provided Parking Spaces	Ratio	Parking Area	Notes
Restaurant C	2,960	1 per 75 SF	39		88	6,216	
TOTAL:	2,960		40	26			
Retail D	Building Size	Parking Ratio	Required Parking Spaces	Provided Parking Spaces	Ratio	Parking Area	Notes
Retail D	9,000	1 per 350 SF	26		85	6,545	
TOTAL:	9,000		26	21			
Daycare	Building Size	Parking Ratio	Required Parking Spaces	Provided Parking Spaces	Ratio	Parking Area	Notes
Daycare	3,000	1 per 350 SF	9		90	6,300	
TOTAL:	3,000		20	11			
Restaurant B	Building Size	Parking Ratio	Required Parking Spaces	Provided Parking Spaces	Ratio	Parking Area	Notes
Restaurant B	5,500	1 per 75 SF	74		90	6,300	
TOTAL:	5,500		74	49			
Daycare	4,000	1 per 350 SF	12		5	1,750	
TOTAL:	4,000		12	14			
Retail A & Restaurant A	Building Size	Parking Ratio	Required Parking Spaces	Provided Parking Spaces	Ratio	Parking Area	Notes
Retail A	6,000	1 per 350 SF	17		5	1,750	
Restaurant A	2,000	1 per 250 SF	8		90	6,300	
TOTAL:	8,000		25	118			
Use	Building Size	Parking Ratio	Required Parking Spaces	Provided Parking Spaces	Ratio	Parking Area	Notes
Use Table	3,000		12	67			
Use	Building Size	Parking Ratio	Required Parking Spaces	Provided Parking Spaces	Ratio	Parking Area	Notes
Development Summary	14,200		198	101			
TOTAL:	38,460		510	533			
Development Summary							

NORTH

1"=30'

0 15' 30'

Final Development Plans

24-0158

Vista Village North-Phase 1

Lenexa, Kansas

General Layout

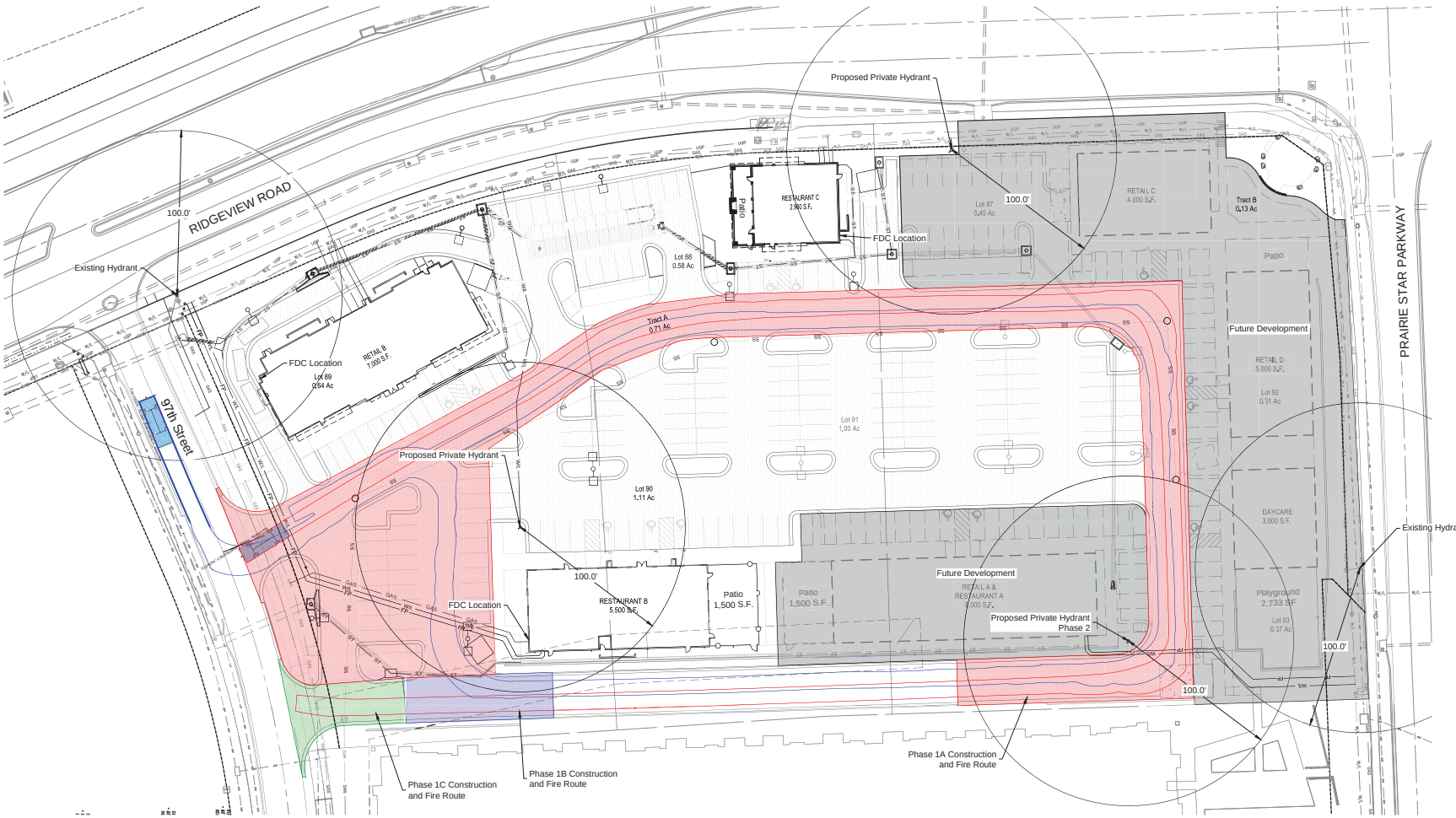
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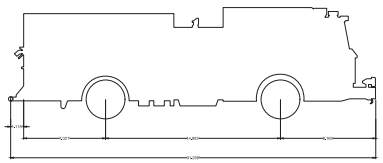
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Sheet C03

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Vehicle library: EMERGENCY_AASHTO
Name: Fire Vehicle - Pumper
Width [ft]: 9.744
Height [ft]: 9.540
Front track [ft]: 9.304
Back track [ft]: 9.304
Total vehicle length [ft]: 31.299
Average steering angle: 33.000°
Turn time (sec.): 6.0
Turning radius (curb to curb) [ft]: 31.533
Turning radius (wall to wall) [ft]: 36.308

Phase	Description
1A	Construct primary fire access route through the development, including the parking area west of Restaurant B.
1B	Construct fire access lane connection to the parking area west of Restaurant B.
1C	Reconstruct the fire access lane connection at 97th Street.

LEGEND

- Fire Access Phase 1A
- Fire Access Phase 1B
- Fire Access Phase 1C

Notes:
1. The Contractor shall submit a detailed phasing and traffic control plan to the Lenexa Fire Department prior to construction.
2. Emergency vehicle access shall be maintained throughout all phases of construction.
3. Any temporary closure of a fire access lane shall be coordinated with and approved by the Lenexa Fire Department prior to implementation.
4. Fire access routes shall be maintained free of construction materials, equipment, and other obstructions at all times.

NORTH
1"=30'
0 15' 30'

Final Development Plans
24-0158
Vista Village North-Phase 1
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Fire Access Plan

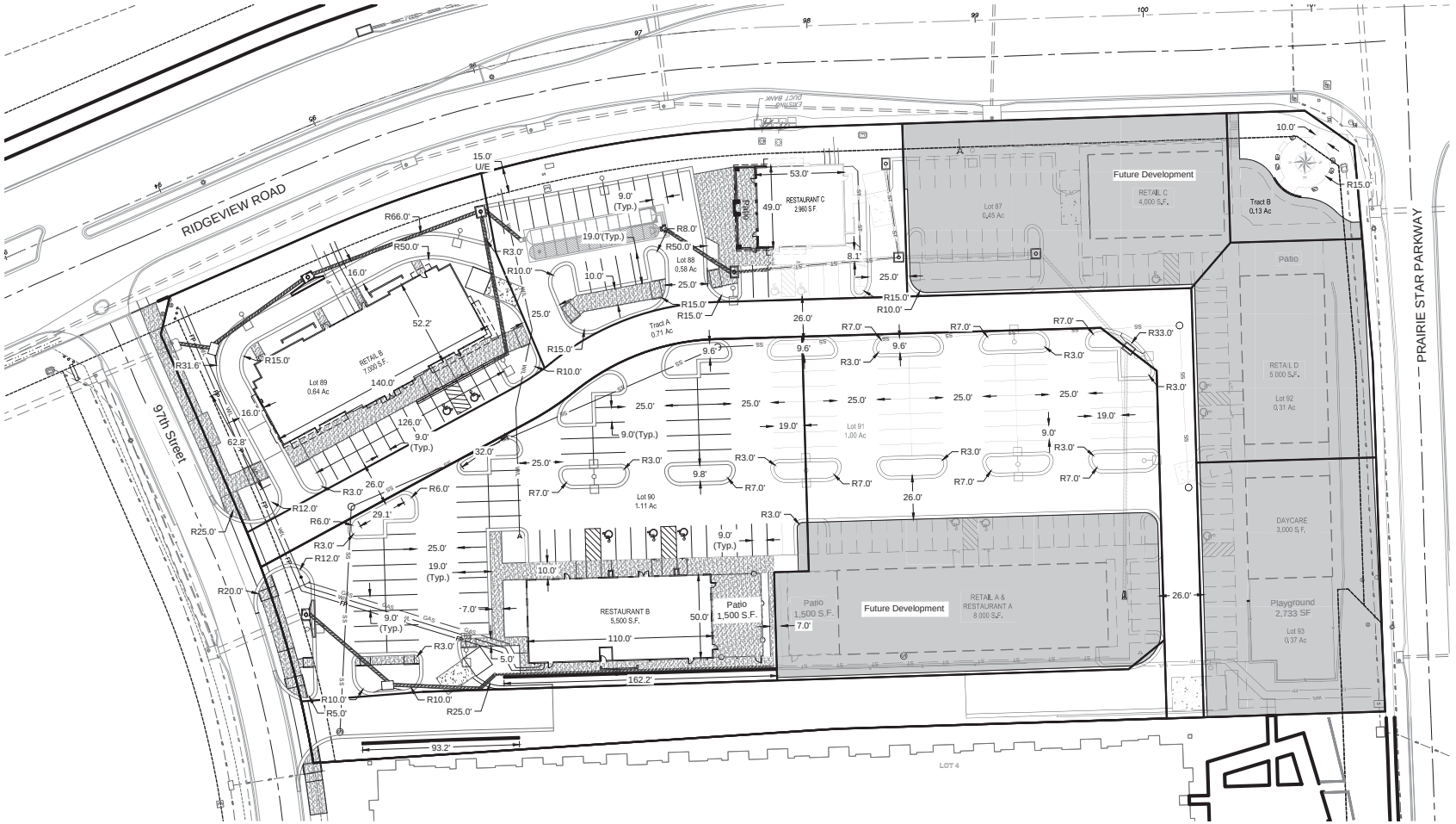
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Final Development Plans

24-0158
Vista Village North-Phase 1
Lenexa, Kansas

Dimension Plan

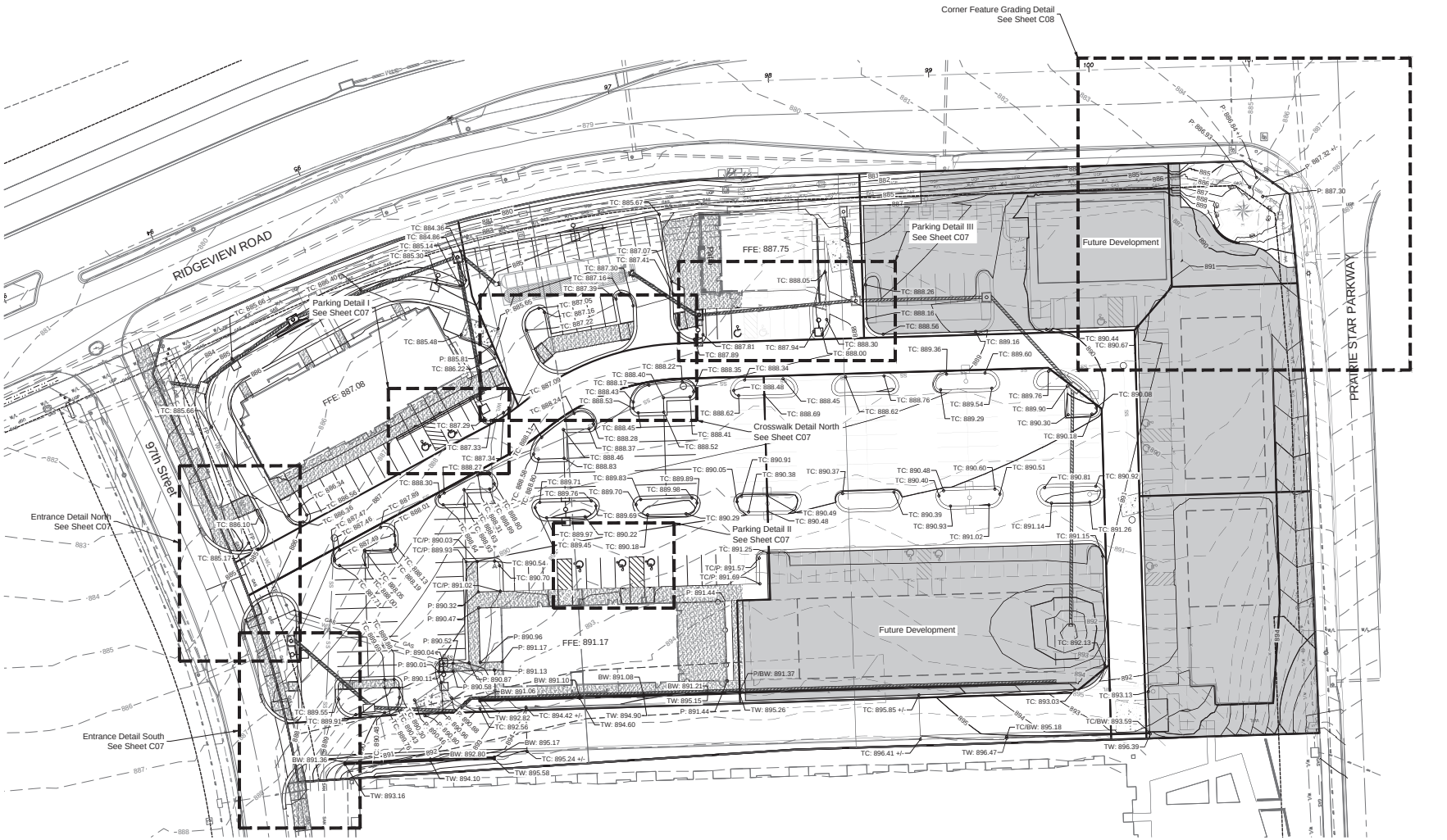
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Final Development Plans

24-0158
Vista Village North-Phase 1
Lenexa, Kansas

Grading Plan

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Tract B
Scale: 1"= 10'

Contour Legend
- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NORTH
1"=10'
0 5' 10'

Final Development Plans

24-0158
Vista Village North-Phase 1
Lenexa, Kansas

Corner Feature Grading Detail

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LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	MODEL	MOUNTING	LAMP DEPRECIATION	MOUNTING HEIGHT
1		11	WHITEWAY LIGHTING, RAR2-320L-110-4K7-3-U	POLE	0.7	27'
2		4	WHITEWAY LIGHTING, RAR2-320L-110-4K7-3-U	POLE	0.7	27'
3		3	BEACON, RAR2-320L-110-4K7-3-HSS-90-B	POLE	0.7	27'
4		1	WHITEWAY LIGHTING, RAR2-320L-110-4K7-3-U	POLE	0.7	27'

Note: All Light Fixtures to be Installed on 25' Pole.

Parking Lot Area

AVERAGE FOOT-CANDLES	1.52
MAXIMUM FOOT-CANDLES	3.9
MINIMUM FOOT-CANDLES	0.3
AVERAGE TO MINIMUM FC RATIO	4.61

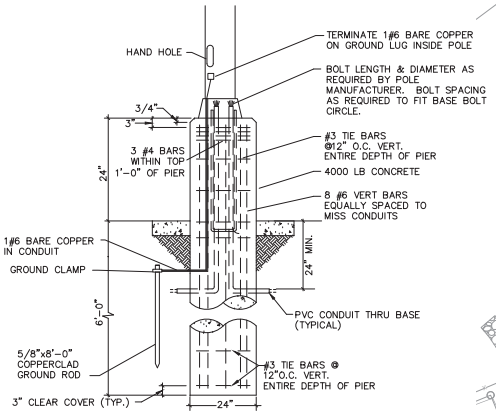
Pedestrian Walkways

AVERAGE FOOT-CANDLES	0.66
MAXIMUM FOOT-CANDLES	2.2
MINIMUM FOOT-CANDLES	0.3
AVERAGE TO MINIMUM FC RATIO	2.63

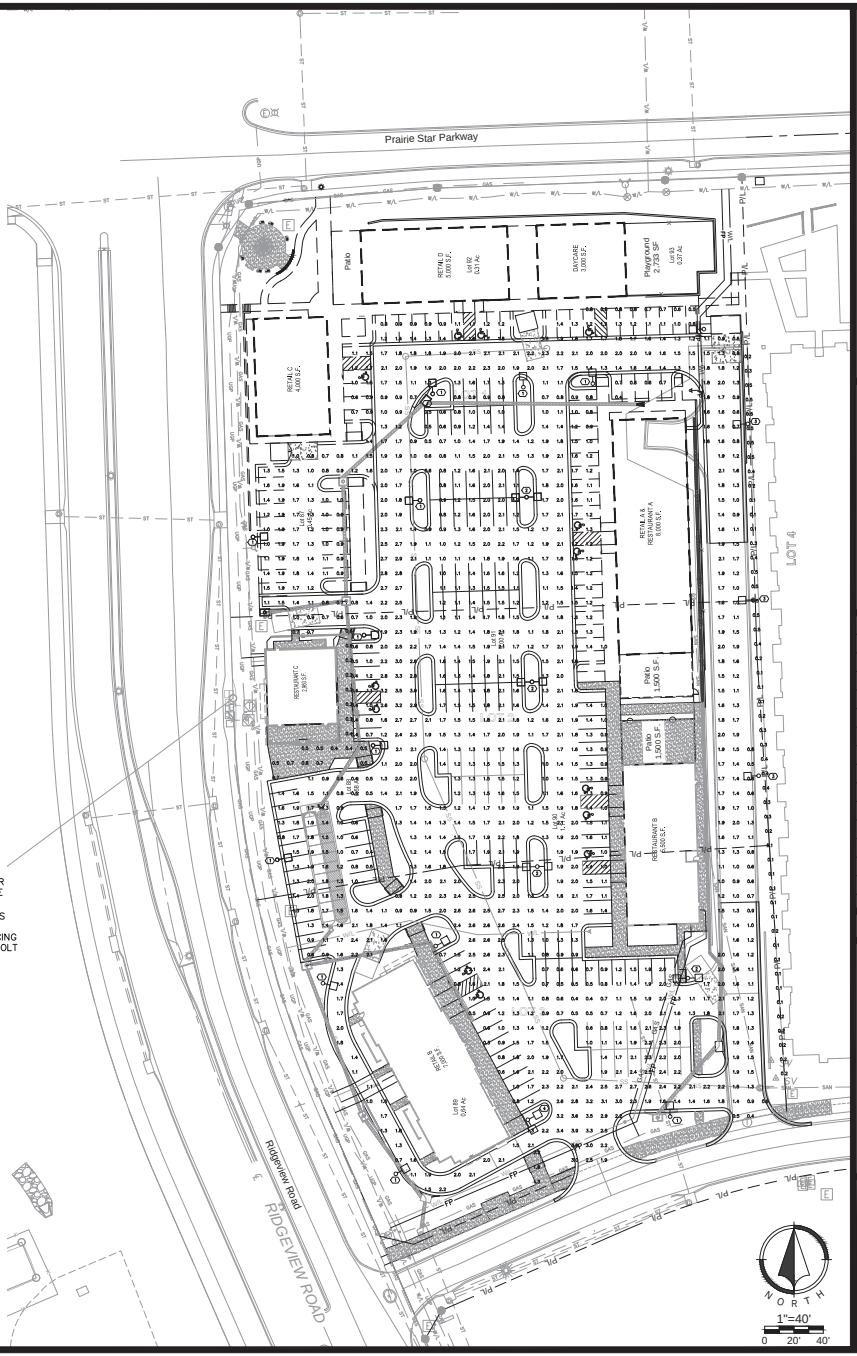
Property Line Calc

MAXIMUM FOOT-CANDLES	0.5
MINIMUM FOOT-CANDLES	0.1





POLE FOUNDATION DETAIL
SCALE: NONE



Final Development Plans
24-0158
Vista Village North-Phase 1
Lenexa, Kansas

Photometric Plan

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LENEXA LANDSCAPE CALCULATIONS

Street Trees *(Per UDC 4-1-D-2-J)*
Required: 1 tree / 40' required along right-of-way of public or private street frontage, excluding arterial and minor arterial streets where perimeter landscaping is required
Provided: N/A

Site Trees *(Per UDC 4-1-D-2-K)*
Applicability: Single Family and Duplex Lots
Required: 2 deciduous trees / single-family or duplex lot
Provided: N/A

Perimeter Plantings Along Street Frontages *(Per UDC 4-1-D-2-L)*
Required:
Adj. to Local = 2 shade trees + 12 shrubs / 100'; 20' depth
Adj. to Arterial & Collector = 2 shade, 1 ornamental, 12 shrubs, + 75 sf bed / 100'; 25' depth
Adj. to Parkway = 2 shade, 3 ornamental, 25 shrubs, + 200 sf bed / 100'; 50' depth
Provided:
Prairie Star Parkway (parkway):
Tract B: 73 LF = 1 Shade, 2 Ornamental, 18 Shrubs, 203 SF plant bed
Ridgeview Road (arterial):
Tract B: 82 LF = 2 Shade, 1 Ornamental, 10 Shrubs, 62 SF plant bed
Lot 88: 270 LF = 5 Shade, 3 Ornamental, 32 Shrubs, 203 SF plant bed
Lot 89: 202 LF = 4 Shade, 2 Ornamental, 24 Shrubs, 152 SF plant bed
97th Street (local):
Lot 89: 135 LF = 3 Shade, 16 Shrubs
Lot 90: 80 LF = 2 Shade, 10 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:
Lot 88: 13,356 SF *.075 = 1,002 SF landscaped area
1,002 SF / 300 SF = 3 Trees
Lot 89: 8,292 SF *.075 = 622 SF landscaped area
622 SF / 300 SF = 2 Trees
Lot 90: 60,152 SF *.075 = 4,511 SF landscaped area
4,511 SF / 300 SF = 15 Trees

Land Use Buffers *(Per UDC 4-1-D-2-N)*
Required: For LUI diff of 1: (1) shade tree, (2) evergreen, (10) shrubs / 100'
Provided:
Lot 90 (East Prop Line): 530 LF = 5 Shade, 10 Evergreen, 53 Shrubs

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:
Lot 90 (East Prop Line): 530 LF = 5 Shade Trees, 59 Shrubs
+ evergreen trees & shrubs to form complete visual screen

Landscaping of Monument Signs *(Per UDC 4-1-D-2-O)*
Required: An area equal to 3x 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: N/A

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

OVERALL PLANT SCHEDULE

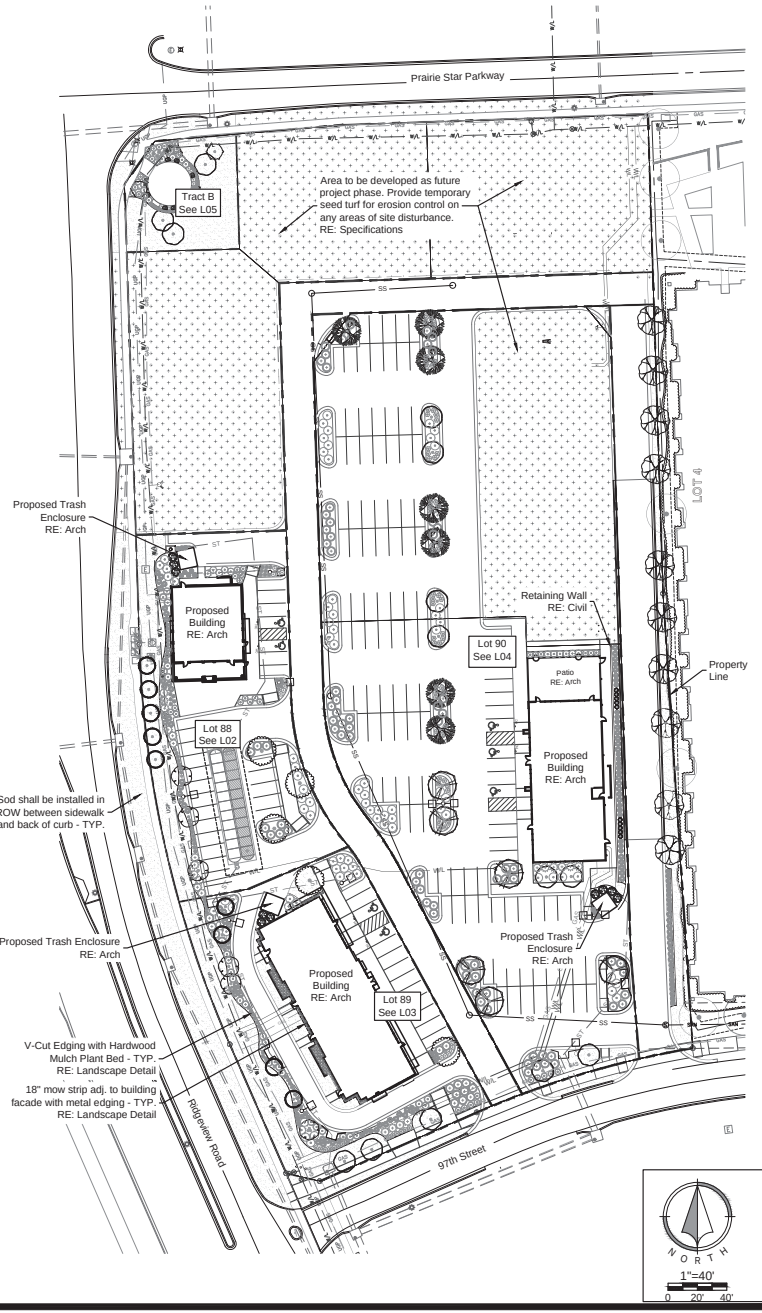
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	CP	Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry	2" Cal.	B&B - Single-Stem	9
	NW	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	2" Cal.	B&B - Single-Stem	5
	QB	Quercus bicolor / Swamp White Oak	2" Cal.	B&B - Single-Stem	10
	QR	Quercus robur `Regal Prince` / Regal Prince English Oak	2" Cal.	B&B - Single-Stem	14
	UA	Ulmus americana 'Jefferson' / Jefferson American Elm	2" Cal.	B&B - Single-Stem	6
	ZS	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	2" Cal.	B&B - Single-Stem	7
EVERGREEN TREES					
	JP	Juniperus chinensis 'Perfecta' / Perfecta Juniper	5` Ht.	B&B - Single-Stem	10
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	5` Ht.	B&B - Single-Stem	10
ORNAMENTAL TREES					
	AC	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	6` Ht.	B&B - Multi-Stem	5
	CC	Cercis canadensis / Eastern Redbud Multi-trunk	6` Ht.	B&B - Multi-Stem	1
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	6` Ht.	B&B - Single-Stem	3
SHRUBS					
	AMU	Aronia melanocarpa `UCONNAM165` / Low Scape Mound® Black Chokeberry	3 Gal.		22
	BPH	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 Gal.		46
	HQA	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	3 Gal.		17
	HFS	Hypericum frondosum `Sunburst` / Sunburst Hypericum	3 Gal.		74
	GLS	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	3 Gal. 18"-24" Ht. Min.		66
EVERGREEN SHRUBS					
	JCG	Juniperus chinensis `Gold Lace` / Gold Lace Juniper			
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper			22
	JSS	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5 Gal. 18"-24" Ht. Min.	B&B	38
	GOJ	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	5 Gal., 18"-24" Ht. Min.		94
	TMD	Taxus x media `Densiformis` / Dense Yew	5 Gal.		11
GRASSES					
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 Gal.		100
	MSM	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	3 Gal.		79
	PVS	Panicum virgatum `Shenandoah` / Shenandoah Switch Grass	3 Gal.		28
PERENNIALS					
	SM	Salvia nemorosa 'May Night' / May Night Meadow Sage	4" Pot		16
GROUND COVERS					
	AGM	Aggregate Mulch; / 1"-2.5" Buffalo River Rock	MULCH		
	TGS	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD		

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

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

GENERAL NOTES

1. Refer to Sheet L06 for Landscape Notes & Details



Final Development Plans
24-0158
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Overall Landscape Plan

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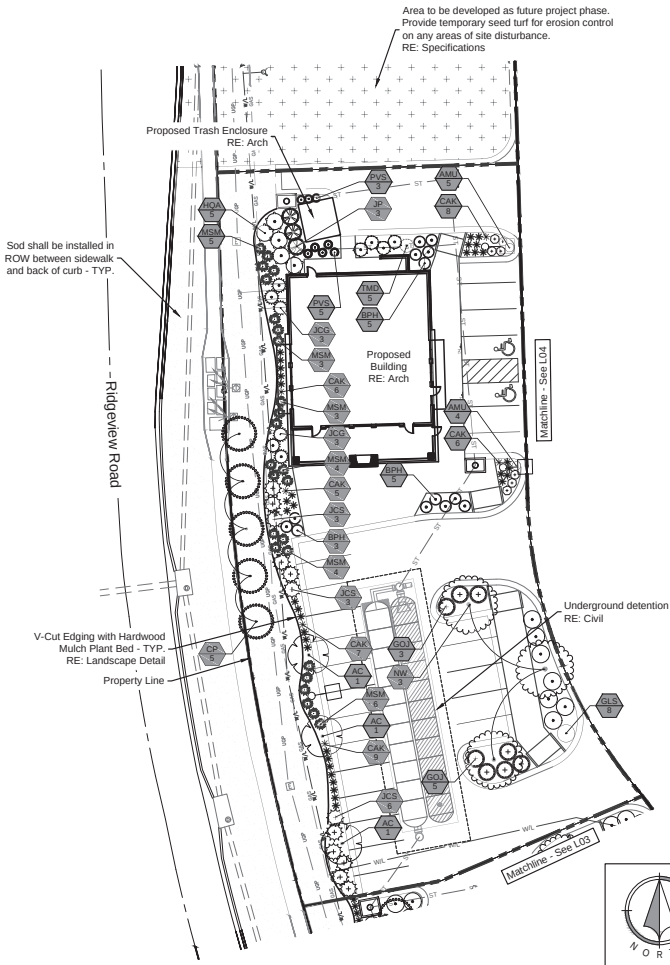
PLANT SCHEDULE - LOT 88

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES				
	CP	Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry	2" Cal.	B&B - Single-Stem
	NW	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	2" Cal.	B&B - Single-Stem
EVERGREEN TREES				
	JP	Juniperus chinensis 'Perfecta' / Perfecta Juniper	5` Ht.	B&B - Single-Stem
ORNAMENTAL TREES				
	AC	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	6` Ht.	B&B - Multi-Stem
SHRUBS				
	AMU	Aronia melanocarpa `UCONNAM165` / Low Scape Mound® Black Chokeberry	3 Gal.	
	BPH	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 Gal.	
	HQA	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	3 Gal.	
	GLS	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	3 Gal. 18" Ht. Min.	
EVERGREEN SHRUBS				
	JCG	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.	
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	
	GOJ	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	5 Gal., 18"-24" Ht. Min.	
	TMD	Taxus x media `Densiformis` / Dense Yew	5 Gal.	
GRASSES				
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 Gal.	
	MSM	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	3 Gal.	
	PVS	Panicum virgatum `Shenandoah` / Shenandoah Switch Grass	3 Gal.	
GROUND COVERS				
	TGS	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	

GENERAL NOTES

1. Refer to Sheet L01 for Landscape Calculations
2. Refer to Sheet L06 for Landscape Notes & Details

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



Final Development Plans

24-0158
Vista Village North-Phase 1
Lenexa, Kansas

Landscape Enlargement - Lot 88

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PLANT SCHEDULE - LOT 89

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES				
	CP	Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry	2" Cal.	B&B - Single-Stem
	NW	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	2" Cal.	B&B - Single-Stem
	QR	Quercus robur `Regal Prince` / Regal Prince English Oak	2" Cal.	B&B - Single-Stem
EVERGREEN TREES				
	JP	Juniperus chinensis 'Perfecta' / Perfecta Juniper	5` Ht.	B&B - Single-Stem
ORNAMENTAL TREES				
	AC	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	6` Ht.	B&B - Multi-Stem
	CC	Cercis canadensis / Eastern Redbud Multi-trunk	6` Ht.	B&B - Multi-Stem
SHRUBS				
	AMU	Aronia melanocarpa `UCONNAM165` / Low Scape Mound® Black Chokeberry	3 Gal.	
	BPH	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 Gal.	
	HQA	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	3 Gal.	
	HFS	Hypericum frondosum `Sunburst` / Sunburst Hypericum	3 Gal.	
	GLS	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	3 Gal. 18" Ht. Min.	
EVERGREEN SHRUBS				
	JCG	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.	
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	
	GOJ	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	5 Gal., 18"-24" Ht. Min.	
GRASSES				
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 Gal.	
	MSM	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	3 Gal.	
	PVS	Panicum virgatum `Shenandoah` / Shenandoah Switch Grass	3 Gal.	
GROUND COVERS				
	AGM	Aggregate Mulch; / 1"-2.5" Buffalo River Rock	MULCH	
	TGS	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	



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

GENERAL NOTES

1. Refer to Sheet L01 for Landscape Calculations
2. Refer to Sheet L06 for Landscape Notes & Details

Final Development Plans

24-0158
Vista Village North-Phase 1
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Landscape Enlargement - Lot 89

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PLANT SCHEDULE - LOT 90

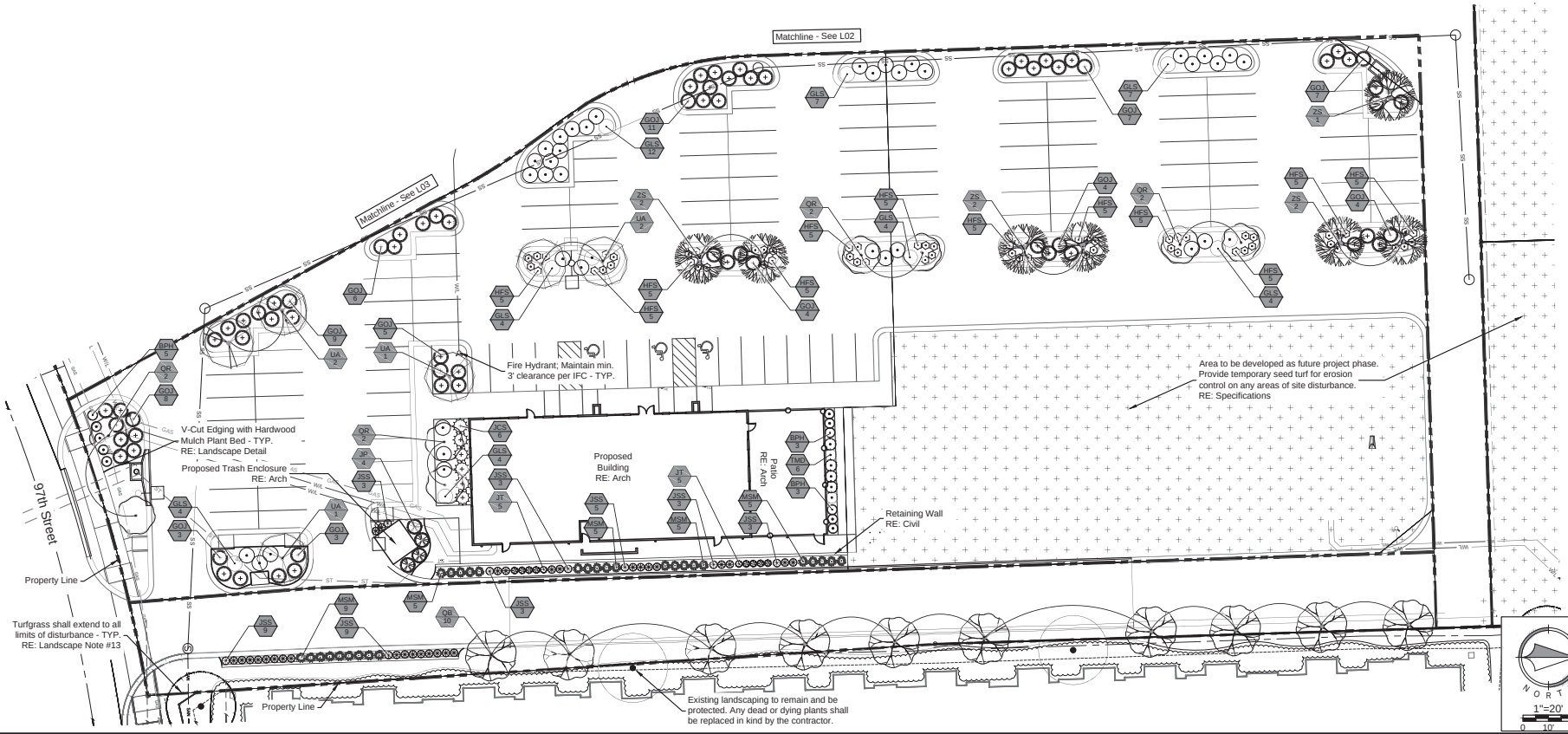
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES				
	QB	Quercus bicolor / Swamp White Oak	2" Cal.	B&B - Single-Stem
	QR	Quercus robur `Regal Prince` / Regal Prince English Oak	2" Cal.	B&B - Single-Stem
	UA	Ulmus americana 'Jefferson' / Jefferson American Elm	2" Cal.	B&B - Single-Stem
	ZS	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	2" Cal.	B&B - Single-Stem
EVERGREEN TREES				
	JP	Juniperus chinensis 'Perfecta' / Perfecta Juniper	5` Ht.	B&B - Single-Stem
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	5` Ht.	B&B - Single-Stem

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
SHRUBS				
	BPH	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 Gal.	
	HFS	Hypericum frondosum `Sunburst` / Sunburst Hypericum	3 Gal.	
	GLS	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	3 Gal. 18" Ht. Min.	
EVERGREEN SHRUBS				
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	
	JSS	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5` Ht. Min.	B&B
	GOJ	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	5 Gal., 18"-24" Ht. Min.	
	TMD	Taxus x media `Densiformis` / Dense Yew	5 Gal.	
GRASSES				
	MSM	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	3 Gal.	
GROUND COVERS				
	TGS	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	

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

GENERAL NOTES

1. Refer to Sheet L01 for Landscape Calculations
2. Refer to Sheet L06 for Landscape Notes & Details



Final Development Plans

24-0158
Vista Village North-Phase 1
Lenexa, Kansas

Landscape Enlargement - Lot 90

NO.	DATE	REVISION
1	09/21/2026	1st Resubmittal
0	08/31/2026	Original Submittal

DRAWN BY: AEL | CHECKED BY: AML

Renaissance Infrastructure Consulting
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www.ricansult.com
420 E. 17th Street
Kansas City, Missouri 64108
MO Certificate of Authority: E-2010.038.30

Sheet
L04

Amyzarrance
Sep 28, 2026 - 9:00am
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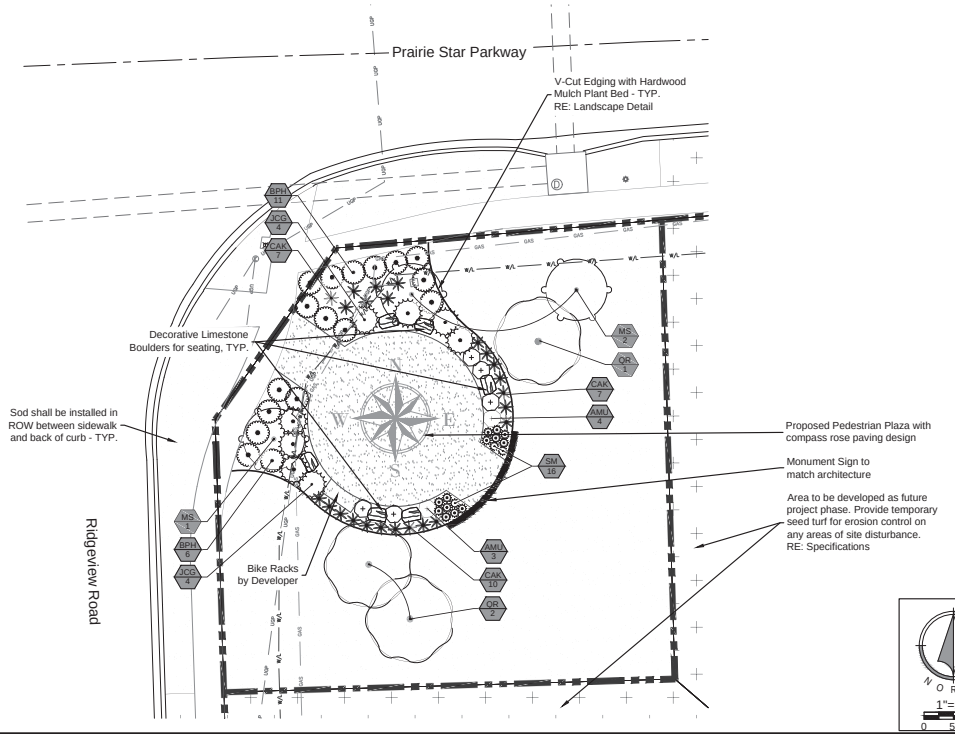
PLANT SCHEDULE - TRACT B

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES				
	OR	Quercus robur `Regal Prince` / Regal Prince English Oak	2" Cal.	B&B - Single-Stem
ORNAMENTAL TREES				
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	6` Ht.	B&B - Single-Stem
SHRUBS				
	AMU	Aronia melanocarpa `UCONNAM165` / Low Scape Mound® Black Chokeberry	3 Gal.	
	BPH	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 Gal.	
EVERGREEN SHRUBS				
	JCG	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.	
GRASSES				
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 Gal.	
PERENNIALS				
	SM	Salvia nemorosa 'May Night' / May Night Meadow Sage	4" Pot	
GROUND COVERS				
	TGS	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	

GENERAL NOTES

1. Refer to Sheet L01 for Landscape Calculations
2. Refer to Sheet L07 for Landscape Notes & Details

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



NORTH
1"=10'
0 5' 10'

Final Development Plans
24-0158
Vista Village North-Phase 1
Lenexa, Kansas

Landscape Enlargement - Tract B

NO.	DATE	REVISION
1	09/21/2026	1st Resubmittal
0	08/31/2026	Original Submittal

DRAWN BY AEL | CHECKED BY AML

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MO Certificate of Authority: E-2010.33530

Sheet
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Amy.Lamance
Sep 28, 2026 - 9:00am
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artist renderings

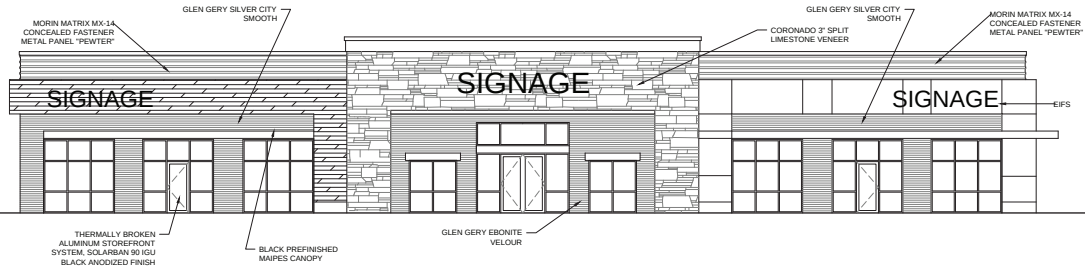
bnb design
architecture & interiors
115 n. nettleton
bonner springs, ks
913.422.5762 ph

SHELL BUILDING A
PRELIMINARY DEVELOPMENT PLANS

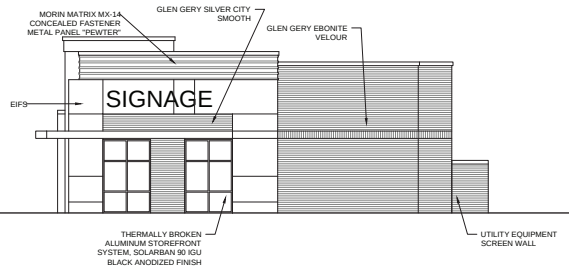
VISTA VILLAGE NORTH
LENEXA KANSAS
SECTION 6, TOWNSHIP 13S, RANGE 24E

ISSUE DATE: 09/17/26

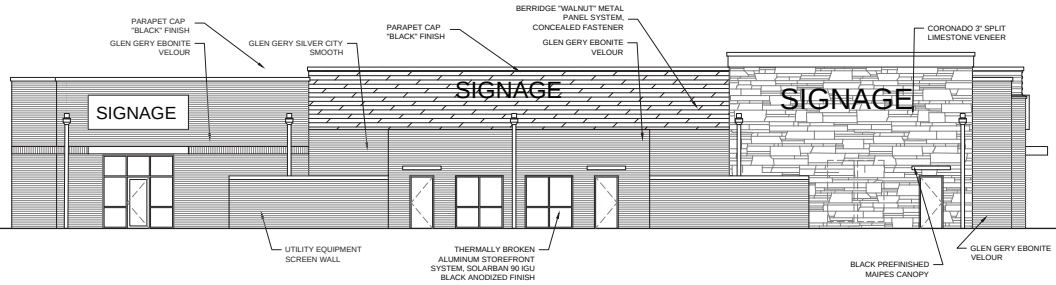
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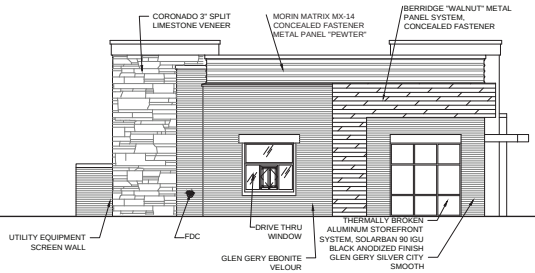
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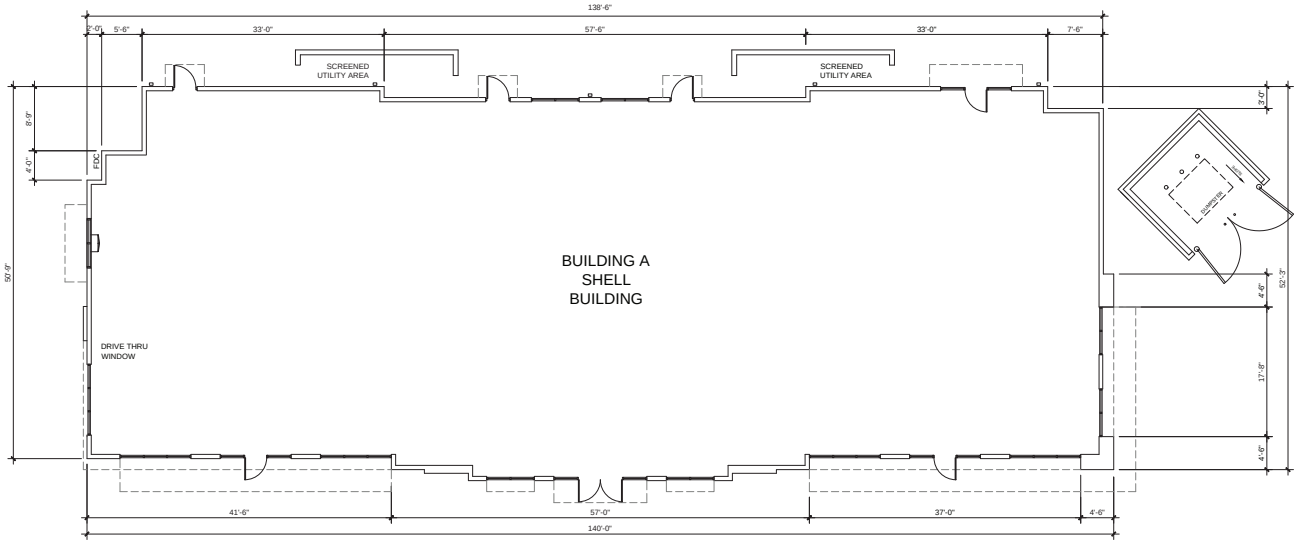
west elevation



south elevation



east elevation



preliminary retail building a plan

scale $\frac{1}{8}$" = 1'-0"

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SHELL BUILDING A
PRELIMINARY DEVELOPMENT PLANS

VISTA VILLAGE NORTH
LENEXA KANSAS
SECTION 6, TOWNSHIP 13S, RANGE 24E

ISSUE DATE: 09/17/26

A2









artist renderings

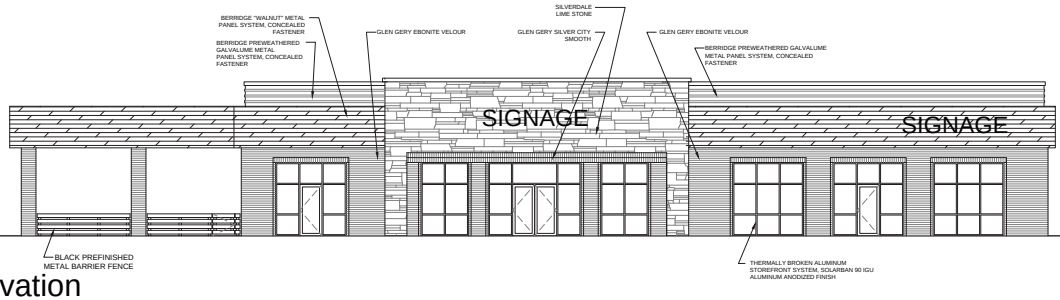
bnb design
architecture & interiors
115 n. nettleton
bonner springs, ks
913.422.5762 ph

SHELL BUILDING B
PRELIMINARY DEVELOPMENT PLANS

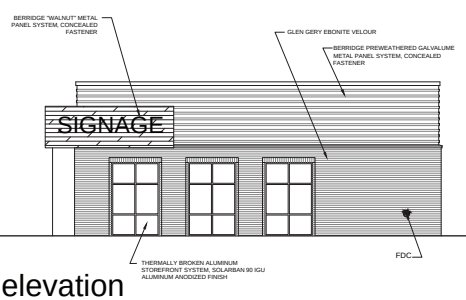
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LENEXA KANSAS
SECTION 6, TOWNSHIP 13S, RANGE 24E

ISSUE DATE: 09/17/26

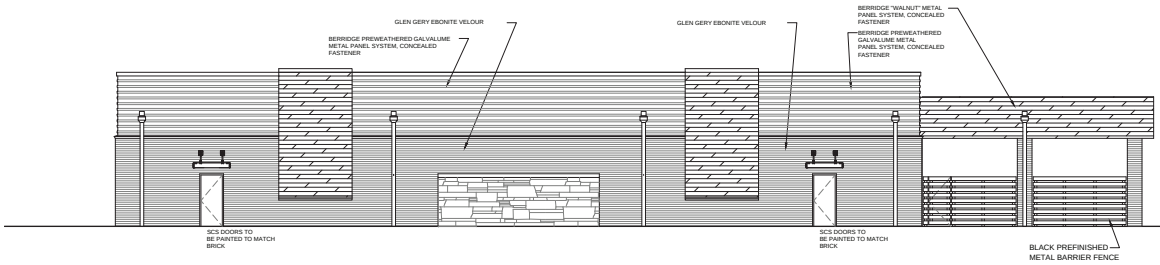
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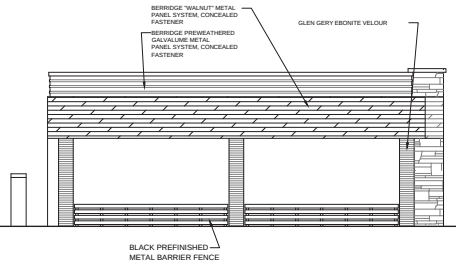
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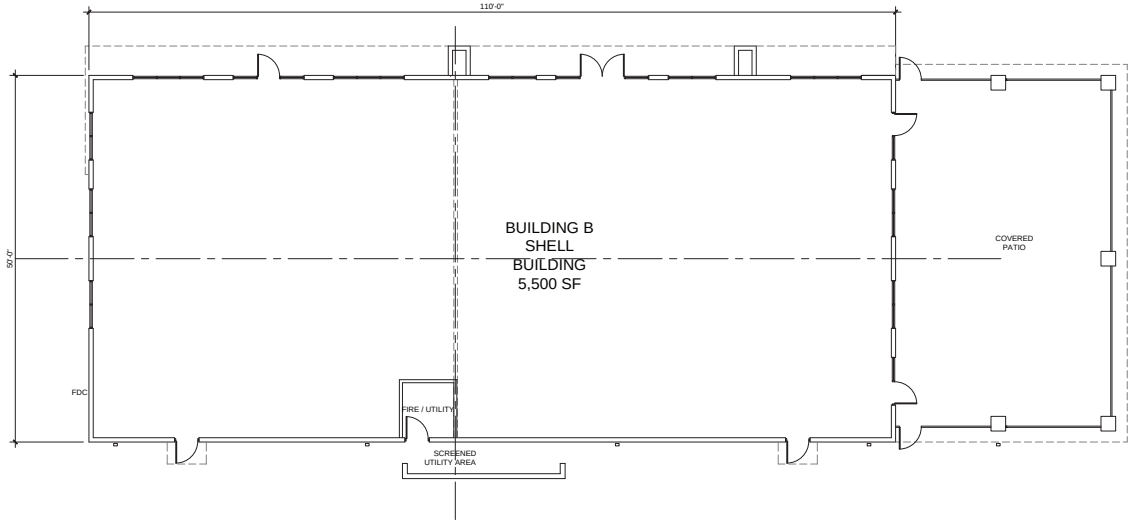
west elevation



south elevation



east elevation



preliminary plan

scale $\frac{1}{8}$" = 1'-0"

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bonner springs, ks
913.422.5762 ph

SHELL BUILDING B
PRELIMINARY DEVELOPMENT PLANS

VISTA VILLAGE NORTH
LENEXA KANSAS
SECTION 6, TOWNSHIP 13S, RANGE 24E

ISSUE DATE: 09/17/26

A5







artist renderings

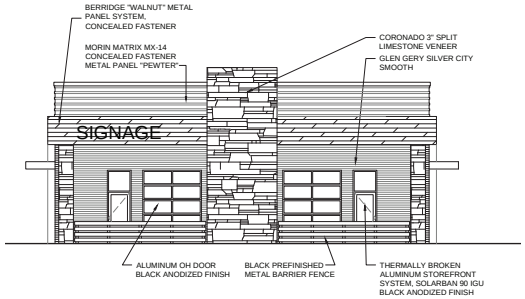
bnb design
architecture & interiors
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bonner springs, ks
913.422.5762 ph

SHELL BUILDING C
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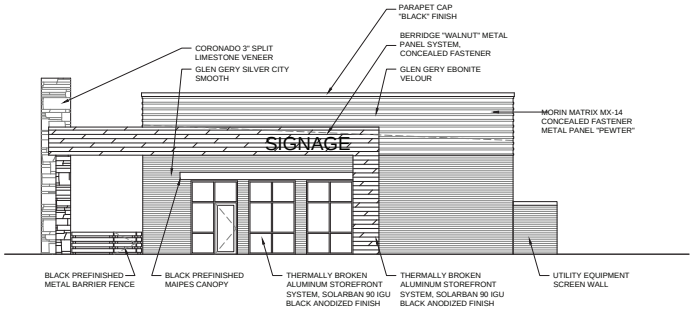
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SECTION 6, TOWNSHIP 13S, RANGE 24E

ISSUE DATE: 09/17/26

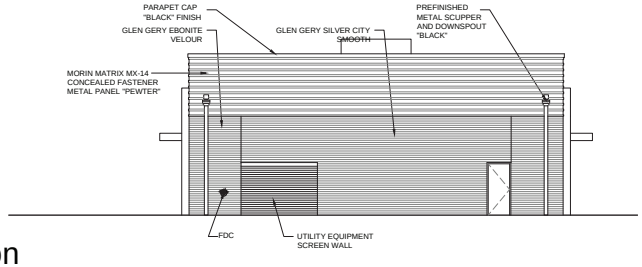
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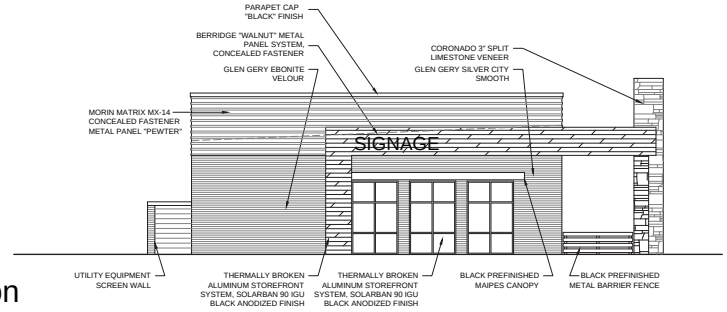
south elevation



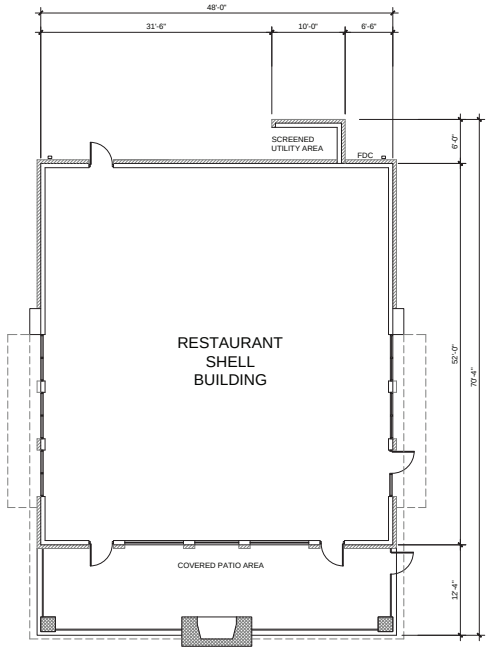
east elevation



north elevation



west elevation



preliminary plan

scale $\frac{1}{8}$" = 1'-0"

bnb design
architecture & interiors
115 n. nettleton
bonner springs, ks
913.422.5762 ph

SHELL BUILDING C
PRELIMINARY DEVELOPMENT PLANS

VISTA VILLAGE NORTH
LENEXA KANSAS
SECTION 6, TOWNSHIP 13S, RANGE 24E

ISSUE DATE: 09/17/26

A8

VISTA | PRAIRIE STAR & RIDGEVIEW
DECORATIVE CORNER PLAZA

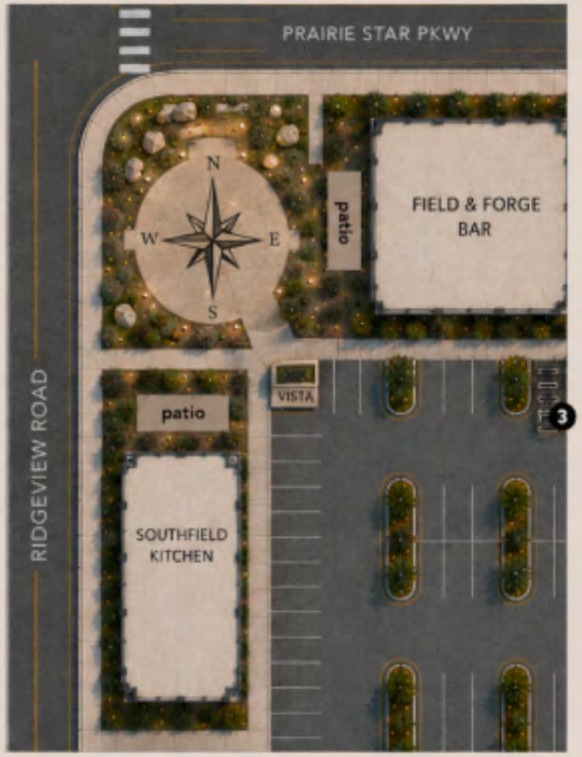




VISTA | PRAIRIE STAR & RIDGEVIEW DECORATIVE CORNER PLAZA



BIRDS EYE SITE PLAN



1. Large Monument Sign using limestone textures and colors to tie into the development
2. Large Compass Rose
3. Rental Bike Racks for patrons and community members to use

Other key features are limestone boulders throughout for patrons to use as benches, landscaping, and decorative lighting.

BOLLARD LIGHTING
5' tall Luminis bollard lights provide soft, comfortable lighting.

LIMESTONE BOULDERS
Natural boulders provide seating and a connection to the landscape.

INTERACTIVE AMENITY
The compass rose offers a unique and engaging focal point.

NATURAL & TIMELESS
Simple, durable materials and native landscaping ensure beauty and low maintenance.

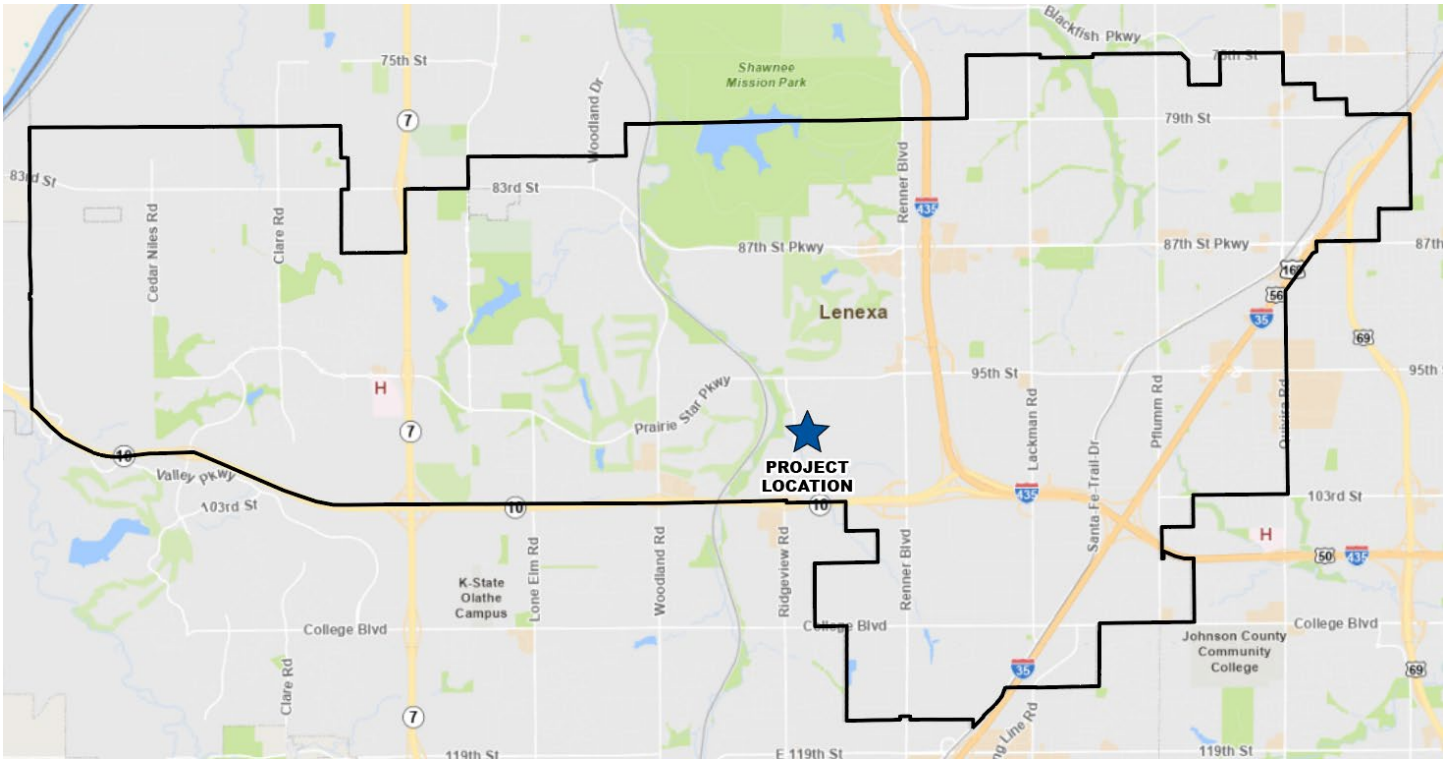
DAY & NIGHT EXPERIENCE
Welcoming by day and warm and inviting by night.

N

NOT TO SCALE

VIRACOR, SECOND PLAT

Project #:	PT26-07FR	**Location:**	Northeast corner of the intersection of W. 99th Street and Ridgeview Road
Applicant:	Patrick Cassity, Renaissance Infrastructure Consulting	**Project Type:**	Revised Final Plat
Staff Planner:	Dave Dalecky	**Proposed Use:**	Manufacturing, Lab, analytical/experimental



PROJECT SUMMARY

The applicant requests approval for a final plat for one lot and two tracts on 21.23 acres of land near the northeast corner of the intersection of 99th Street and Ridgeview Road within the BP-2, Planned Manufacturing District. The final plat is a replat of an existing developed lot and unplatted, undeveloped property along Ridgeview Road. Replatting will allow for potential expansion of the existing Manufacturing/Lab, experimental/analytical use. The preliminary plat was approved with the preliminary plan for the building in 2019 (PL19-12P). This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The subject property is located at the northeast corner of W. 99th Street and Ridgeview Road and consists of a platted lot and an adjacent unplatted tract. The platted lot contains the Viracor Eurofins laboratory and manufacturing facility, which was constructed in 2020.

The property was rezoned for business park development in 2002 as part of the approximately 139-acre Meritex development extending from Ridgeview Road to Renner Boulevard. In 2019, the City approved a preliminary plan for the Viracor Eurofins facility and a preliminary plat depicting two lots: one for the existing building and one for future development. The final plan and final plat for the Viracor Eurofins property were approved in 2020.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
RZ01-19	Rezoning	Meritex	February 12, 2002
PL01-18P	Preliminary Plan	Meritex	February 12, 2002
PL19-12P	Preliminary Plan	Viracor Eurofins	October 15, 2019
PL20-04FS	Final Plan	Viracor Eurofins	March 13, 2020
PT20-06F	Final Plat	Viracor, First Plat	March 17, 2020

LAND AREA (AC)	PROPOSED LOTS	CURRENT ZONING	COMP. PLAN
21.23	1 Lot & 2 Tracts	BP-2	Business Park

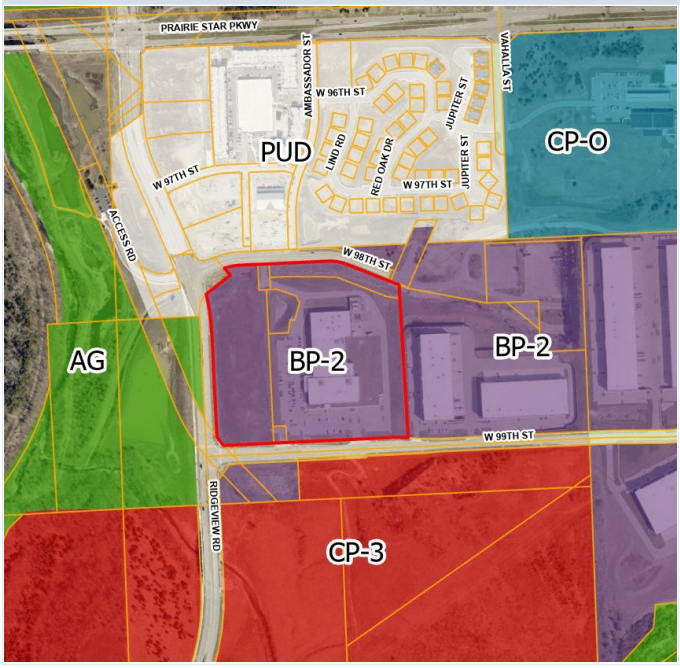


Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The site is an existing Manufacturing and Lab, analytical/experimental use in the BP-2 Zoning District. The development is an existing one-story building with surface parking on all sides of the building. The site is classified as Business Park on the Future Land Use (FLU) Map of the Comprehensive Plan. The development complies with the BP-2 Zoning District and is consistent with the Comprehensive Plan.

Zoning Map



Future Land Use Map

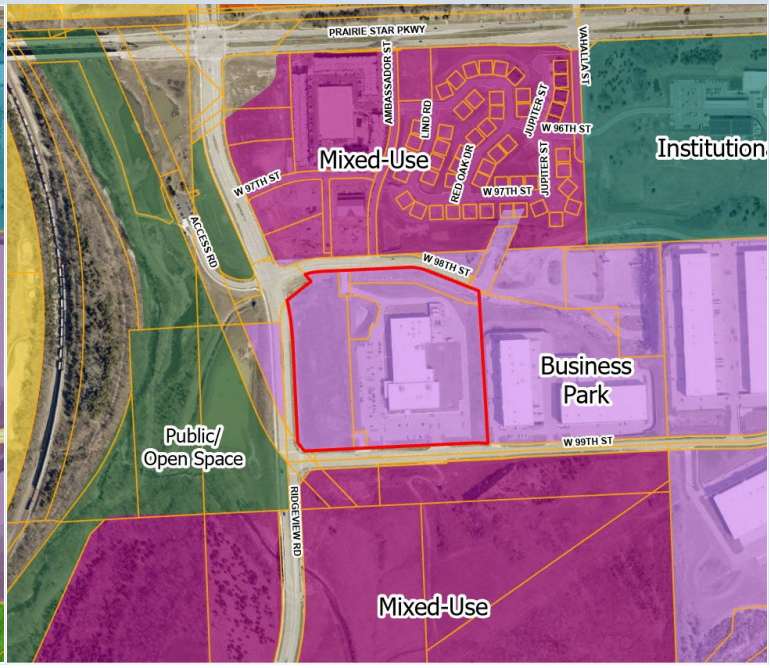


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Business Park	BP-2, Planned Manufacturing District	Manufacturing, Lab, analytical/experimental, and undeveloped land
North	Mixed-Use	PUD, Planned Unit Development District	Retail and Restaurant, general
South	Mixed-Use	CP-3, Planned Regional Commercial District	Undeveloped land
East	Business Park	BP-2, Planned Manufacturing District	Manufacturing, Wholesale/warehousing, general
West	Public/Open Space	AG, Agricultural District	Public park

FINAL PLAT REVIEW

The proposed final plat encompasses the Eurofins Viracor facility at the northeast corner of W. 99th Street and Ridgeview Road. The existing building is located on a platted lot, and the applicant proposes to combine that lot with an adjacent unplatted tract to create one lot. The preliminary plat approved in 2019 depicted the building site and the area intended for future development as two separate lots. The proposed final plat would instead include both areas within a single lot.

The original Viracor plat established one lot and four tracts. The proposed replat would incorporate the two tracts at the site's driveway entrances into the lot, resulting in one lot and two remaining tracts. Those two entrance tracts provided access easements for potential separate parcels. Because the property would be combined into a single lot, the access easements would no longer be needed for that purpose. The enlarged lot would contain the existing building, surface parking, and land available for future buildings. The two remaining tracts contain existing drainage features.

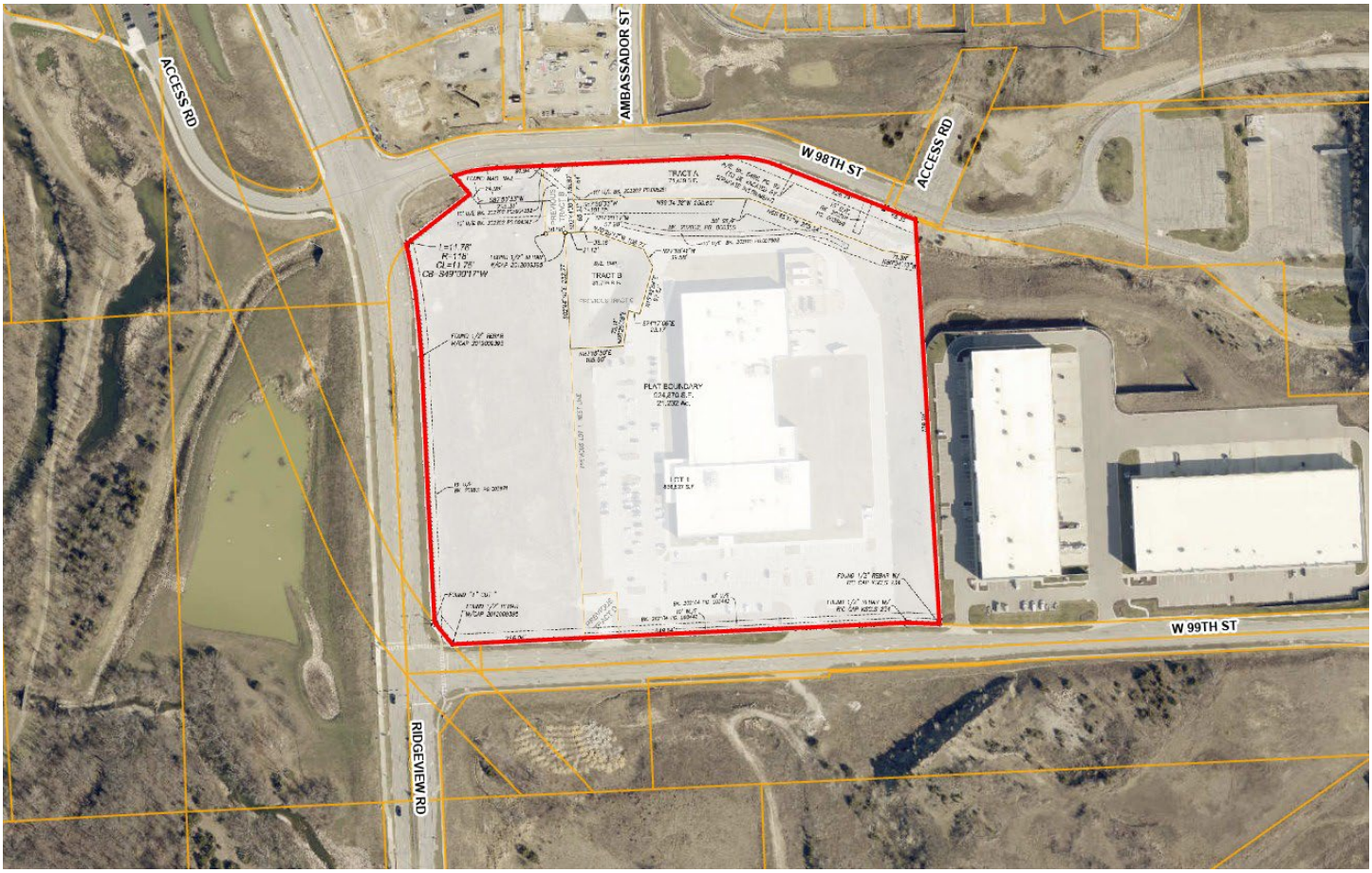
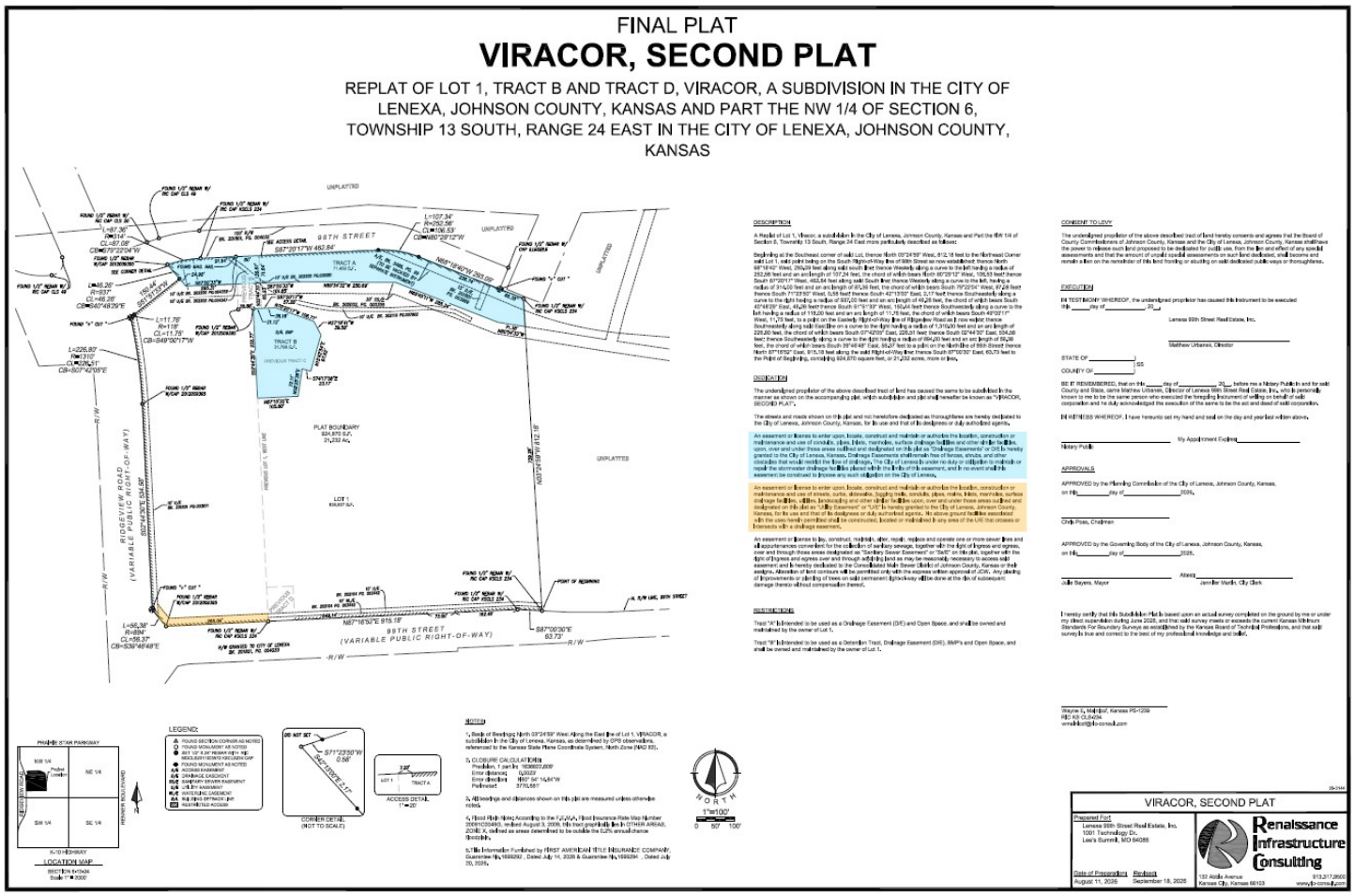


Exhibit 2: Final Plat on Aerial.

TABLE 3: TRACT PURPOSES		
Tract	**Purpose**	**Ownership**
A	Drainage basin and easement	Private
B	Drainage basin and easement	Private

Several easements were dedicated as part of the original plat and will remain as noted on the plat. An additional utility easement is dedicated along the southerly boundary of the lot.

TABLE 4: NEW PLAT DEDICATIONS	
Type of Dedication	**Dedicated to**
Utility Easement	City of Lenexa
Drainage Easement	City of Lenexa


FINAL PLAT

VIRACOR, SECOND PLAT

REPLAT OF LOT 1, TRACT B AND TRACT D, VIRACOR, A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS AND PART THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 24 EAST IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

Exhibit 3: Final Plat showing dedications.

DIMENSIONAL STANDARDS

The plat is in compliance with the subdivision requirements of Section 4-2 of the Unified Development Code.

PUBLIC IMPROVEMENTS

All public improvements for the existing development are constructed. No additional public improvements are proposed. Limits of no access are extended around the public street frontages except for the two existing drive access locations, one access location on 98th Street and one location on 99th Street.

STORMWATER

The properties being combined with this plat are both within/are a part of a previously approved stormwater management plan. The combining of these lots remains consistent with this plan and does not require any changes to said plan at this time.

FIRE PREVENTION

The Fire Department reviewed the plat 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.

DEVIATIONS

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

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 October 20, 2026.
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant should inquire about additional City requirements, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed revised final plat for Viracor, Second Plat.**

- The plat contains one lot and two tracts.
- The plat includes dedications of drainage and utility easements to the City of Lenexa.
- The project conforms with the Comprehensive Plan and complies with zoning and subdivision regulations.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create a ***Thriving Economy***.

REVISED FINAL PLAT

Staff recommends **APPROVAL** of the revised final plat for PT26-07FR – **Viracor, Second Plat** located at the northeast corner of the intersection of 99th Street and Ridgeview Road for a Manufacturing and Lab, analytical/experimental development.



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

Viracor, Second Plat

N

0 300 600 1,200
Feet

Lenexa
KANSAS

Renaissance Infrastructure Consulting

5015 NW Canal St Suite 100
Riverside, MO 64150
P: 816.800.0950
www.ric-consult.com

September 3, 2026

David Dalecky
Planner III
City of Lenexa, KS
17101 W. 87th St. Pkwy.
Lenexa, KS 66219

RE: Project Narrative for Viracor Replat (PT26-07FR)

Mr. Dalecky,

City Application PT26-07FR is for the replat of the existing Viracor Plat, located at 18000 W. 99th Street, Lenexa, Kansas 66219, in the northwest quarter of Section 06, Township 13 South, Range 24 East. The existing Viracor Plat consists of approximately 13.40 acres.

The property owner has purchased the parcel directly west of 18000 W. 99th Street, consisting of approximately 6.22 acres. The purpose of the proposed replat is to combine the two parcels into a single lot. No site improvements are proposed as part of this replat at this time.

Please contact me with any questions or comments regarding the proposed lot combination.

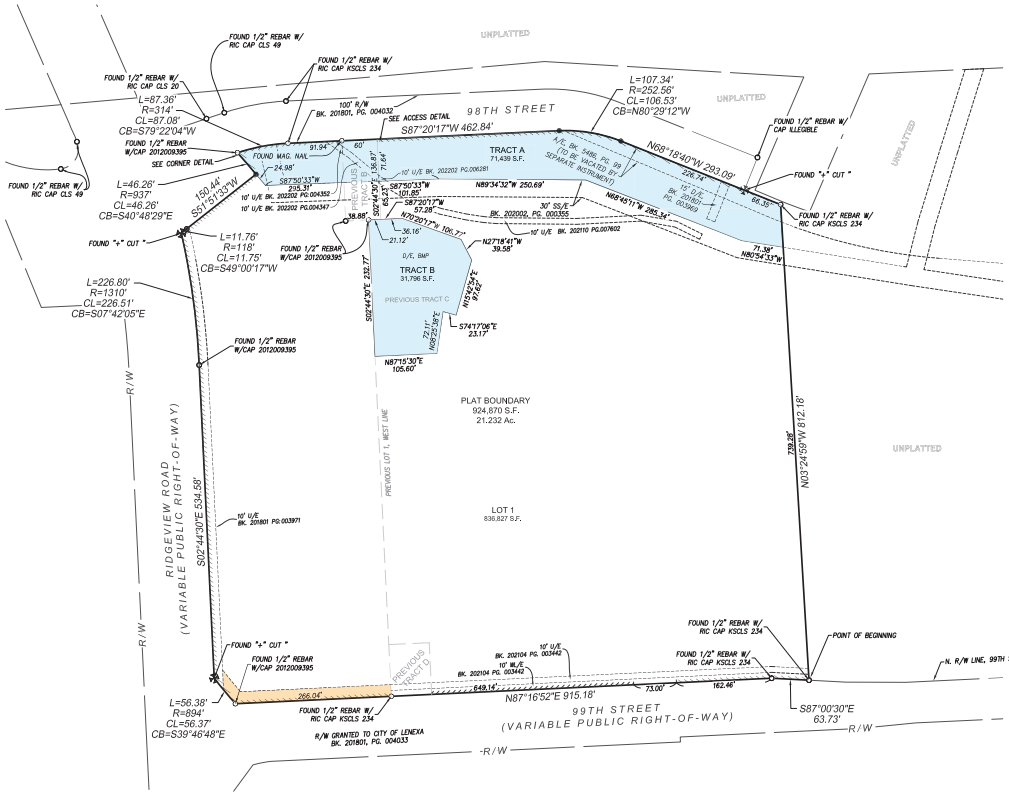
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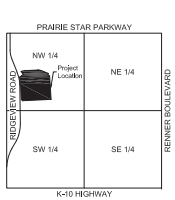
Patrick Cassity
Pcassity@ric-consult.com
913-456-9097

FINAL PLAT

VIRACOR, SECOND PLAT

REPLAT OF LOT 1, TRACT B AND TRACT D, VIRACOR, A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS AND PART THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 24 EAST IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

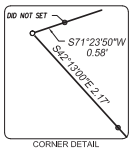




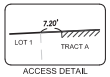
LOCATION MAP
SECTION 6-13-24
Scale 1" = 2000'

LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- FOUND MONUMENT AS NOTED
- A/E ACCESS EASEMENT
- D/E DRAINAGE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- W,E WATERLINE EASEMENT
- B/L BUILDING SETBACK LINE
- RESTRICTED ACCESS



CORNER DETAIL
(NOT TO SCALE)



ACCESS DETAIL
1" = 20'

NOTES:

1. Basis of Bearings: North 03°24'59" West Along the East line of Lot 1, VIRACOR, a subdivision In the City of Lenexa, Kansas, as determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North Zone (NAD 83).

2. CLOSURE CALCULATIONS:
Precision, 1 part in: 1638822.609'
Error distance: 0.0023'
Error direction: N60° 54' 14.84"W
Perimeter: 3770.661'

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

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

5.Title Information Furnished by FIRST AMERICAN TITLE INSURANCE COMPANY, Guarantee No.1699292 , Dated July 14, 2026 & Guarantee No.1699294 , Dated July 20, 2026.



DESCRIPTION

A Replat of Lot 1, Viracor, a subdivision In the City of Lenexa, Johnson County, Kansas and Part the NW 1/4 of Section 6, Township 13 South, Range 24 East more particularly described as follows:

Beginning at the Southeast corner of said Lot, thence North 03°24'59" West, 812.18 feet to the Northeast Corner said Lot 1, said point being on the South Right-of-Way line of 98th Street as now established; thence North 68°18'40" West, 293.09 feet along said south line; thence Westerly along a curve to the left having a radius of 252.56 feet and an arc length of 107.34 feet, the chord of which bears North 80°29'12" West, 106.53 feet; thence South 87°20'17" West, 462.84 feet along said South line; thence Westerly along a curve to the left, having a radius of 314.00 feet and an arc length of 87.36 feet, the chord of which bears South 79°22'04" West, 87.08 feet; thence South 71°23'50" West, 0.58 feet; thence South 42°13'00" East, 2.17 feet; thence Southeasterly along a curve to the right having a radius of 937.00 feet and an arc length of 46.26 feet, the chord of which bears South 40°48'29" East, 46.26 feet; thence South 51°51'33" West, 150.44 feet; thence Southwesterly along a curve to the left having a radius of 118.00 feet and an arc length of 11.76 feet, the chord of which bears South 49°00'17" West, 11.75 feet, to a point on the Easterly Right-of-Way line of Ridgeview Road as it now exists; thence Southeasterly along said East line on a curve to the right having a radius of 1,310.00 feet and an arc length of 226.80 feet, the chord of which bears South 07°42'05" East, 226.51 feet; thence South 02°44'30" East, 534.58 feet; thence Southeasterly along a curve to the right having a radius of 894.00 feet and an arc length of 56.38 feet, the chord of which bears South 39°46'48" East, 56.37 feet to a point on the North line of 99th Street; thence North 87°16'52" East, 915.18 feet along the said Right-of-Way line; thence South 87°00'30" East, 63.73 feet to the Point of Beginning, containing 924,870 square feet, or 21.232 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 as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "VIRACOR, SECOND PLAT".

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

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over and under those areas outlined and designated on this plat as "Drainage Easements" or D/E is hereby granted to the City of Lenexa, Kansas. Drainage Easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage. The City of Lenexa Is under no duty or obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, and In no event shall this easement be construed to Impose any such obligation on the City of Lenexa.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of streets, curbs, sidewalks, jogging trails, conduits, pipes, mains, inlets, manholes, surface drainage facilities, utilities, landscaping and other similar facilities upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E" Is hereby granted to the City of Lenexa, Johnson County, Kansas, for Its use and that of Its designees or duly authorized agents. No above ground facilities assodated with the uses herein permitted shall be constructed, located or maintained In any area of the U/E that crosses or intersects with a drainage easement.

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 "Ss/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 JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

RESTRICTIONS

Tract "A" Is Intended to be used as a Drainage Easement (D/E) and Open Space, and shall be owned and maintained by the owner of Lot 1.

Tract "B" Is Intended to be used as a Detention Tract, Drainage Easement (D/E), BMP's and Open Space, and shall be owned and maintained by the owner of Lot 1.

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__.

Lenexa 99th Street Real Estate, Inc.

Matthew Urbanek, Director

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 20___ before me a Notary Public in and for said County and State, came Mathew Urbanek, Director of Lenexa 99th Street Real Estate, Inc., who Is personally known to me to be the same person who executed the foregoing Instrument of writting on behalf of said corporation and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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

_____ My Appointment Expires:_____
Notary Public

APPROVALS

APPROVED by the Planning Commission of the City of Lenexa, Johnson County, Kansas, on this_____day of_____2026.

_____
Chris Poss, Chairman

APPROVED by the Governing Body of the City of Lenexa, Johnson County, Kansas, on this_____day of_____2026.

_____ Attest:_____
Julie Sayers, Mayor Jennifer Martin, City Clerk

I hereby certify that this Subdivision Plat is based upon an actual survey completed on the ground by me or under my direct supervision during June 2026, and that said survey meets or exceeds the current Kansas Minimum Standards For Boundary Surveys as established by the Kansas Board of Technical Professions, and that said survey is true and correct to the best of my professional knowledge and belief.

_____
Wayne E. Malricof, Kansas PS-1239
RIC KS CLS-234
wmalricof@ric-consult.com

26-0144

VIRACOR, SECOND PLAT

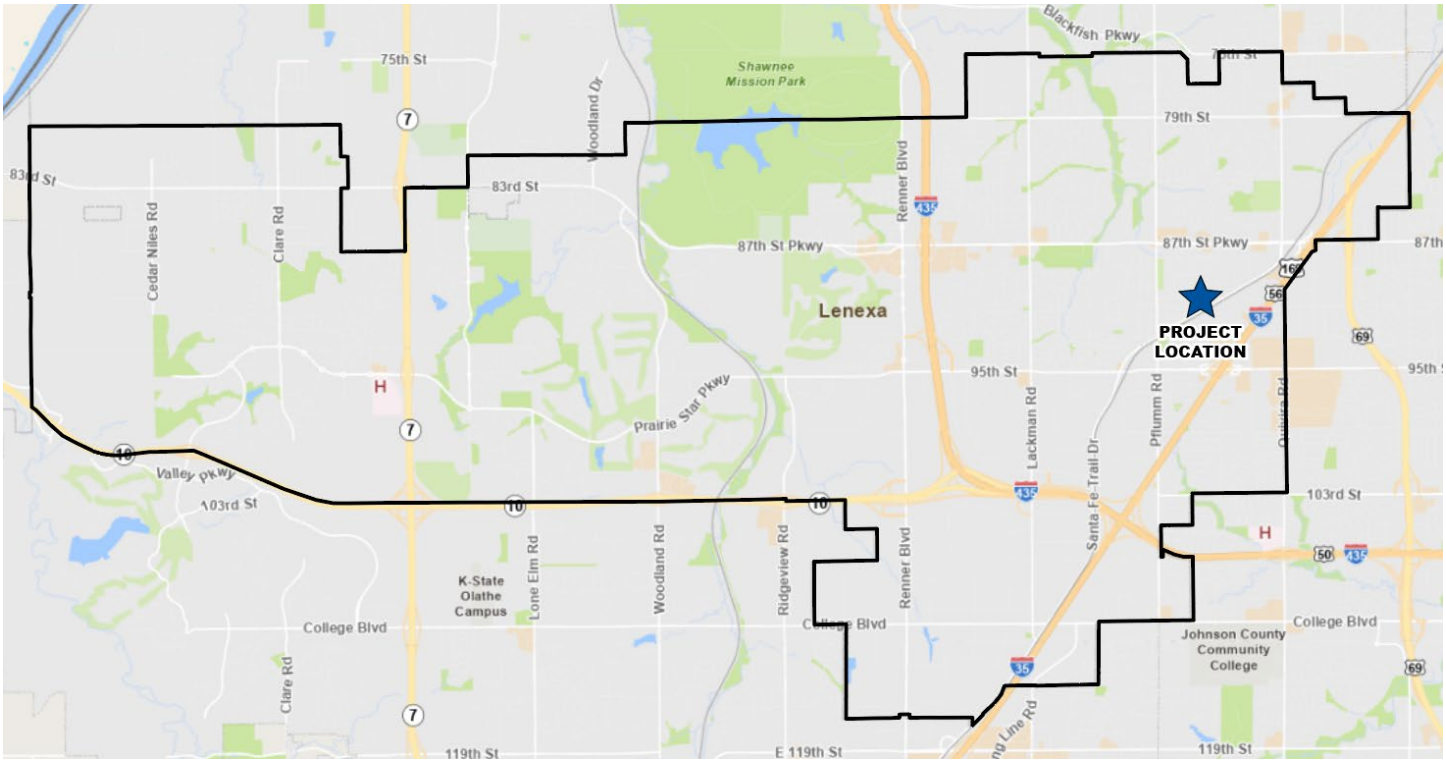
Prepared For:
Lenexa 99th Street Real Estate, Inc.
1001 Technology Dr.
Lee's Summit, MO 64086

Date of Preparation: August 11, 2026
Revised: September 18, 2026

Renaissance Infrastructure Consulting
132 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ric-consult.com

TAYLOR MADE CATERING

Project #:	PL26-02FR, PT26-04P, PT26-22F	**Location:**	12820 & 12822 W. 91st Street
Applicant:	David Brucker, Hometown Engineering	**Project Type:**	Revised Final Plan, Preliminary Plat, Final Plat
Staff Planner:	Jessica Lemanski	**Proposed Use:**	Restaurant, general (Catering)



PROJECT SUMMARY

The applicant operates a catering business at the property and requests approval of a revised final plan to construct a 1,440 SF accessory structure and asphalt parking area, as well as a preliminary and final plat to combine two separate lots, in order to resolve several code violations present on the property. The revised final plan includes the addition of an asphalt driveway and parking area to the rear of the site to allow for the storage of the catering business vehicles and other business-related items, a 1,440 SF accessory structure to provide storage for business-related equipment, a masonry enclosure for the trash receptacle, and additional landscaping. The preliminary and final plats combine the property's two lots into one lot to resolve lot line encroachments. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
0.5	Existing: 1,517 Proposed: 2,957	CP-2	Community Commercial

The property was annexed into the city in 1958. The existing building on the site was constructed in 1970 and has existed as a commercial business since 1973. There is no record of a rezoning or preliminary plan for the property. Taylor Made Catering has occupied the site since 2003.

In April 2025, Staff received an anonymous complaint related to the property's fencing. Upon visiting and observing aerial imagery of the site, Staff noted several code violations, including:

- An unpermitted fence (resolved via permits B25-1998 & B26-1495)
- Personal vehicles and boats parked on unimproved surfaces in the rear yard in an unapproved outdoor storage area (outdoor storage area to be added and paved with this final plan)
- Two shipping containers on-site (removed from the site on July 17, 2026)
- Two unpermitted walk-in coolers and a shade structure (to be removed and replaced by the proposed covered structure)
- An unscreened trash receptacle in the right-of-way (to be screened by a masonry enclosure with this plan)
- A new gravel drive extending from the right-of-way to the back of the property (to be replaced by an asphalt drive with this plan; gravel in the right-of-way must be removed).

Staff contacted the property owner and explained that several of the violations require removal, including the vehicles parked in the grass, shipping containers, and gravel, and that the unpermitted structures would require permits. If the property owner desired to expand their building or add outdoor storage areas, this would require Planning Commission approval through a Revised Final Plan, and the property must be platted to eliminate the lot line that currently separates the two parcels that comprise the subject site. It was concluded that the property owner requires additional storage area for their growing catering business, resulting in the subject applications.

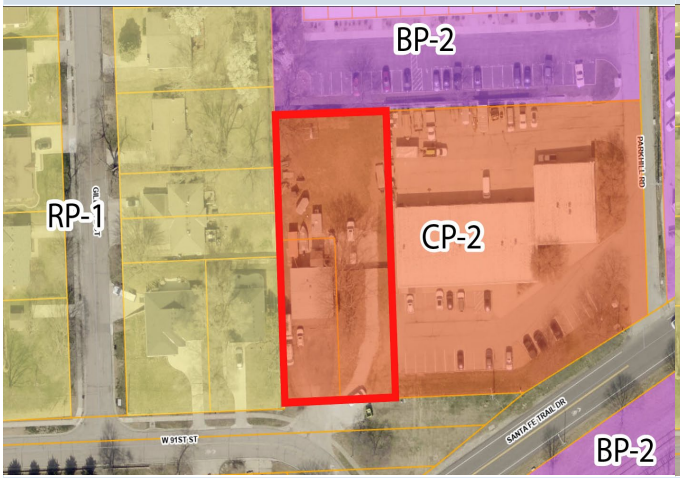


Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The site is currently operated as a food catering business, where large quantities of food are prepared and transported off-site for events. The catering use falls under the Restaurant, general land use, but it requires fewer on-site parking spaces considering no patrons will be dining at the site. The parking requirement is discussed in more detail in the Final Plan Review section of this report. The Restaurant, General use is allowed in the CP-2 Zoning District. The property is classified in the Future Land Use Map as Community Commercial.

Zoning Map



Future Land Use Map

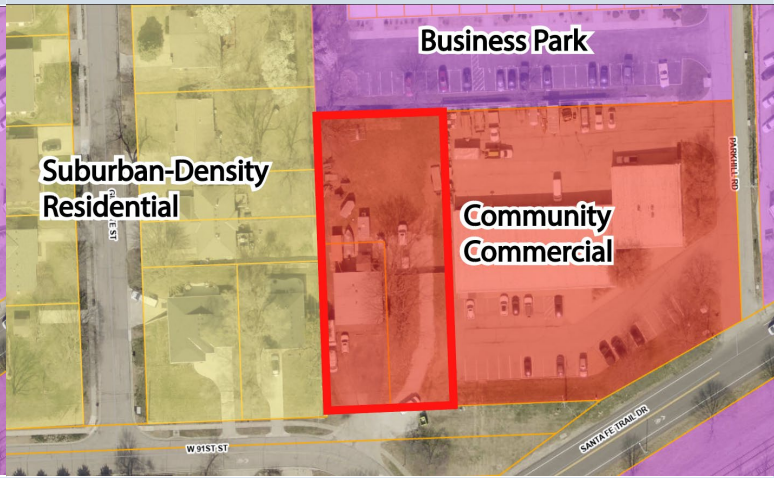


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Community Commercial	CP-2 Planned Community Commercial District	Restaurant, general (Catering)
North	Business Park	BP-2 Planned Manufacturing District	Office & Warehousing
South	N/A	N/A	Right-of-way
East	Community Commercial	CP-2 Planned Community Commercial District	Office & Retail Commercial
West	Suburban-Density Residential	RP-1 Residential Planned (Low-Density) District	Single-family residential, Duplex

REVISED FINAL PLAN REVIEW

The proposed improvements to the site include a new masonry enclosure for the trash receptacle, the addition of an asphalt drive to the rear of the site, an asphalt outdoor storage and parking area, and the addition of a 1,440 SF covered accessory structure to house the outdoor storage of business-related items and equipment from inclement weather. Four additional maple trees will be installed along the west property line to buffer the residential homes from the outdoor storage area. The existing building, drive approach, and front parking area will remain.

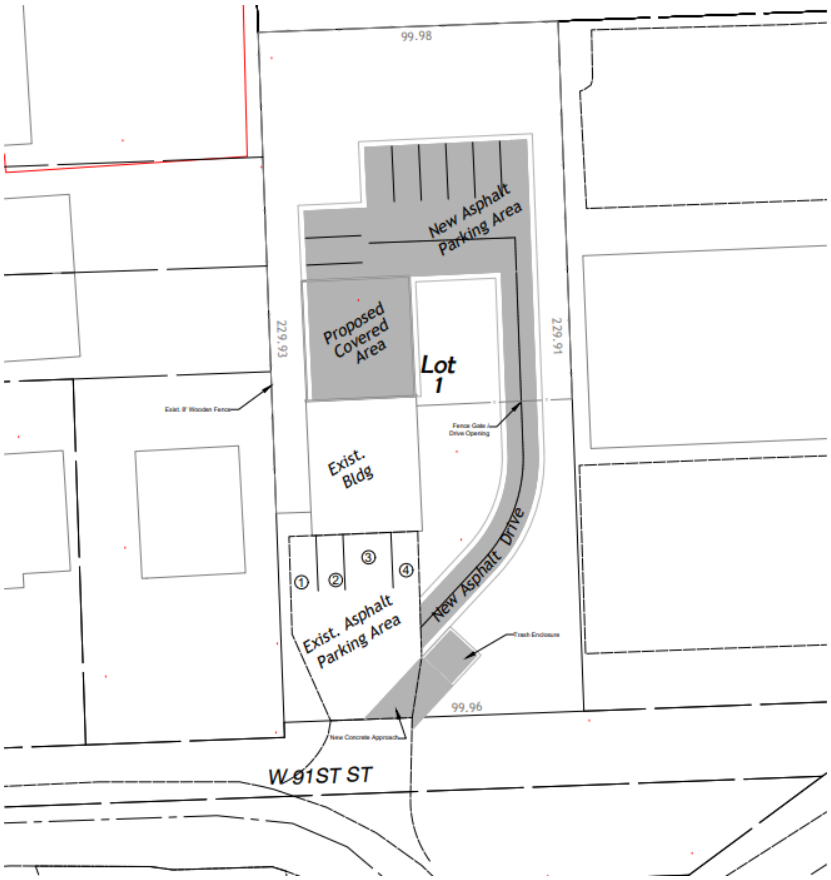


Exhibit 2: Site Plan

The existing parking area at the front of the site is currently an open asphalt lot with no curbing. The proposed modifications will add a new 10' wide asphalt drive with curbing leading to the rear of the property where additional parking spaces for both employees and storage of vehicles will be constructed. A concrete pad and masonry trash enclosure will be added on the east side of the existing parking area to ensure the collection truck does not travel the private asphalt drive and cause deterioration of the surfacing.

Currently, there are graveled areas on-site and within the City of Lenexa right-of-way. This is in violation of UDC regulations. Some of the gravel on the property is to be reused as a base for the future asphalt drive; however, at the conclusion of the project, no gravel will be present at the site, and any previously graveled areas are to be resodded. It is a suggested condition of approval for this project that the gravel in the City of Lenexa right-of-way be removed by November 30, 2026. Staff believes the violation of maintaining gravel in the City right-of-way is easily and quickly remedied and so conditions the revised final plan application on removing this gravel within a set time period. See the Staff Recommendation section at conclusion of this report.

DIMENSIONAL STANDARDS

All the newly proposed improvements to the property conform with the UDC requirements for setbacks except for the proposed covered area at the rear of the site. The required building setback for the CP-2 District is 30'. The existing building encroaches into the western side setback by 19'; however, this has been an existing condition since the building was constructed in 1970 and is considered legal nonconforming. No deviation is necessary for this setback encroachment. The proposed covered area aligns with the side walls of the existing building. This deviation request is discussed in further detail in the Deviation section of this report.

The maximum height requirement for the CP-2 District is 45', which is met by both the existing building and proposed accessory structure.

TABLE 2: SETBACK ANALYSIS

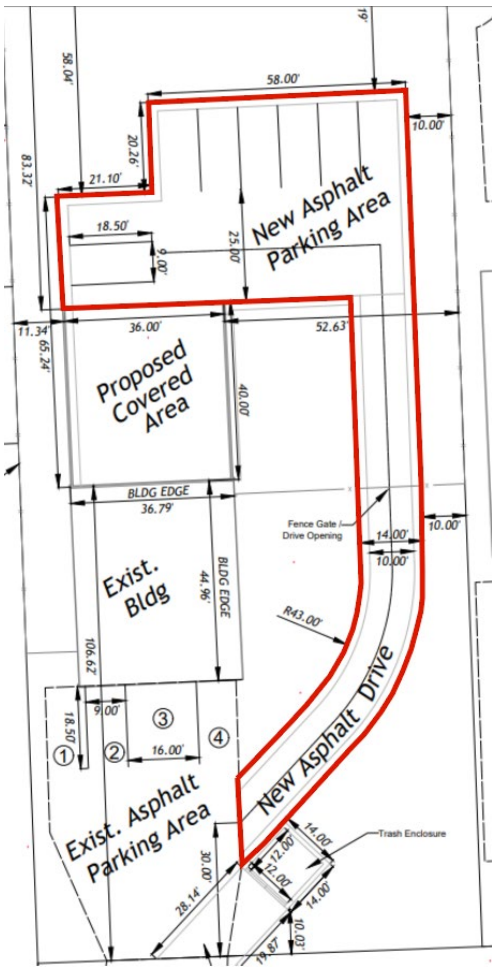
Lot Line	Required Minimum Setback	Proposed Setback	Difference
From Streets	30'	62'	+ 32'
Other (Side, Rear)	30'	Side: 11' Rear: 83'	Side: - 19' Rear: + 53'

PUBLIC IMPROVEMENTS

There are no public improvements proposed with this plan.

ACCESS, TRAFFIC, AND PARKING

The site takes vehicular access from W. 91st Street at the existing drive approach, leading to a parking area with four parking spaces at the front of the building. The parking space striping has worn from the pavement surface. The proposed plan indicates that the existing parking spaces are to remain and be repainted, and a new asphalt drive leading to the rear of the property will be added where an additional parking and outdoor storage area is proposed. An 8' wood privacy fence and gate separates the rear parking area where employees and business vehicles will park from the front of the site where visitors will park. The asphalt drive and new parking area at the rear of the property will be curbed and meet the design standards in UDC Section 4-1-D-1-O. The new parking area will add eight parking spaces to the rear of the site for employees and business-related vehicles.



At right: Exhibit 3: Site plan with proposed parking area outlined in red.

Per UDC Section 4-1-D-1-C, a restaurant use requires 1 space per 75 SF; however, the restaurant use does not accurately account for the lack of parking demand that a catering business experiences. There is no dining available at the site, and the business owner stated that 2-3 visitors at most may visit the site at a time to sample food for a catered event. The business owner also noted a maximum of 4 employees on-site. As such, Staff determined that an appropriate parking requirement for the catering use is 1 space per employee + 3 visitor spaces. Employees are instructed to park in the rear of the site to leave the front parking spaces available to visitors.

TABLE 3: PARKING ANALYSIS				
Land Use	**Parking Formula**	**Required Parking**	**Proposed Parking**	**Difference**
Restaurant, general (catering)	1 per employee + 3 visitor spaces	7	12	+ 5

STORMWATER

The applicant submitted a stormwater analysis which indicates that none of the new impervious area will drain towards a neighboring property, instead being graded to drain southwards to 91st Street and into the public system. The slight increase in run-off (given the small site) can be handled within the public system.

FIRE PREVENTION

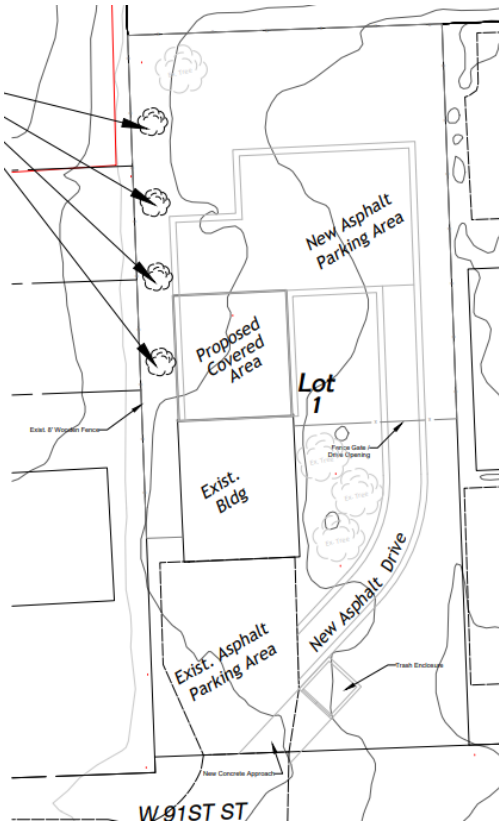
The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward.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

LIGHTING

No additional lighting is proposed at the site. The current lighting on-site is limited to a sign light at the front of the building, decorative string lights along the front roofline and columns, and wall sconces on the rear of the building. Staff has no concerns with the lighting at the site and current lighting conforms to City requirements.

LANDSCAPING

The landscape plan shows four new maple trees to be installed on the western lot line where the property is adjacent to residential properties. An 8' wood privacy fence already exists along the western side and rear property lines of the site. The rear and eastern side lot lines are adjacent to parking and other vehicular use areas on the neighboring properties. There is one existing tree at the northwest corner of the property, and three trees between the existing building and the new proposed asphalt drive. These trees are to remain.



At Left: Exhibit 4: Landscape Plan showing the addition of four maple trees.

UDC Section 4-1-D-2-N-2 notes that the Community Development Director may approve reduction of the land use buffer requirements based on the specific uses, building orientations, topographic features, or other unique characteristics of the adjoining uses. The required 50' Land Use Intensity (LUI) Buffer is requested to be reduced to 0', and the required 45 perimeter planting shrubs reduced to 0. The four shade trees required for perimeter plantings are requested to fulfill the landscaping requirements for this property. Because the site has relatively low intensity activity for a commercial use, and the existing building limits the amount of space for a buffer and additional landscaping to be installed along the west side yard, Staff accepts the request for a reduced LUI buffer width along the west property line. Additionally, Staff accepts that the use of shrubbery along the side and rear lot lines is not necessary considering the existing 8' tall wood privacy fence. The north and east lot lines are adjacent to neighboring commercial parking areas.

ARCHITECTURE

The property owner has already painted the exterior of the existing one-story building from what was once a red and brown brick with white trim and white columns to the current color scheme. The building now consists of charcoal-colored painted brick and stained wood columns. The front doors to the building were also painted to match the exterior color scheme to create a cohesive feel. Planters have been added along the front of the building.



Exhibit 5: Previous front façade (left) and repainted façade (right)



Exhibit 6: Close up of new brick color and stained columns.

The applicant proposes to construct a 1,440 SF open-air accessory structure to provide cover for outdoor storage in the rear of the site. The structure will be 36'x40' and constructed of wood columns and a metal roof. The height is not to exceed the principal structure's height. The structure, as well as the outdoor storage items it is intended to shelter, will be screened from other properties' view by the existing 8' tall privacy fence to the north and west.

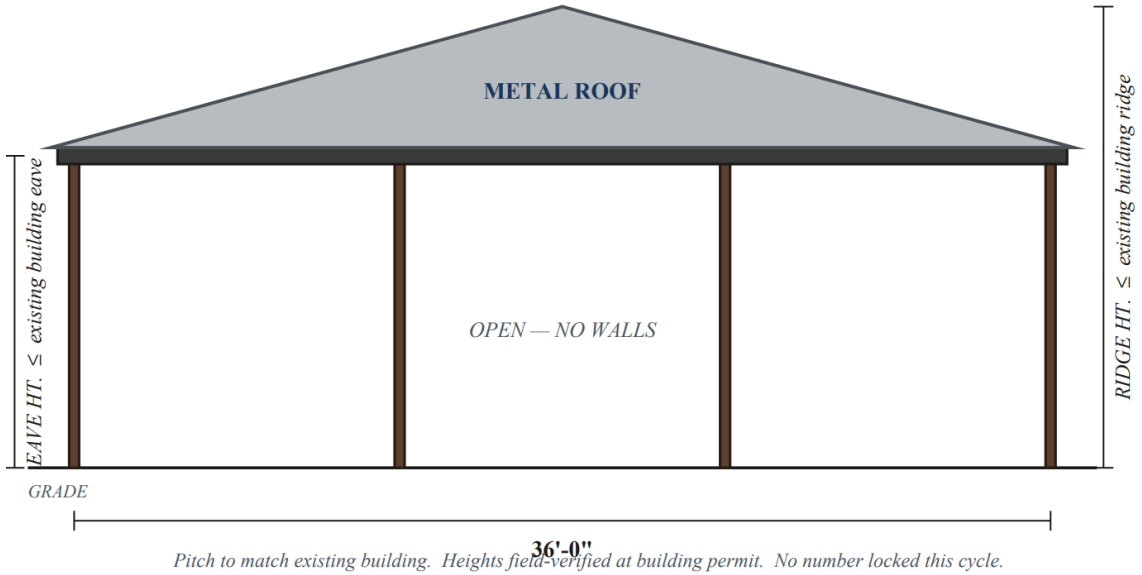


Exhibit 7: Proposed covered outdoor storage structure

A new masonry trash enclosure will also be constructed and placed on the east side of the drive approach to the property. The masonry enclosure will be painted to match the principal structure.

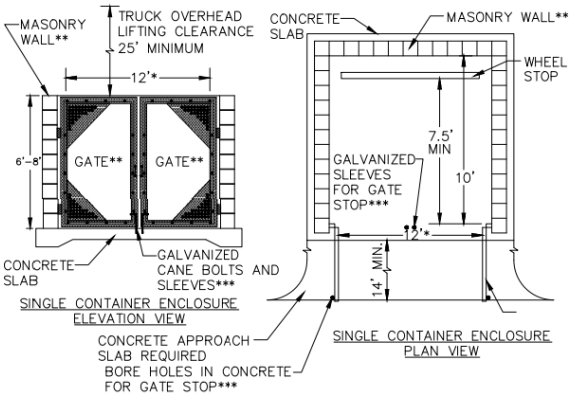


Exhibit 8: Proposed masonry trash enclosure

PRELIMINARY PLAT REVIEW

The property is currently unplatted and consists of two separate parcels which separate the primary structure and front parking area from the rear and eastern side yard. The preliminary plat shows the resulting conditions after the lot line between the two parcels is eliminated via final plat approval. There are no proposed changes to easements or utilities, and no additional right-of-way is proposed to be dedicated. No tracts are proposed on the property. Exhibit 9 shows the proposed new Lot 1.

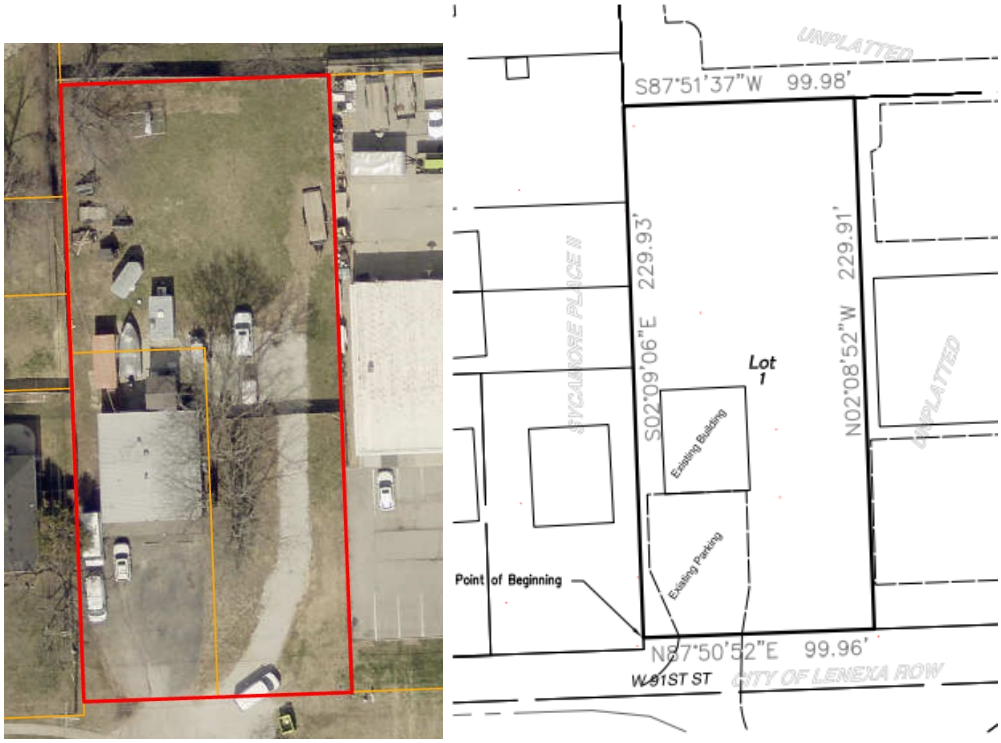


Exhibit 9: Existing Conditions (left) and Preliminary Plat (right)

FINAL PLAT REVIEW

Due to the simplicity of these plat applications, Staff is considering the preliminary and final plat concurrently with this project. The final plat proposes to remove an existing parcel line between the parking area and primary structure and the rear and east side yards. The lot takes access off W. 91st Street. No easements currently exist on the property, and no new easements, tracts, or dedications are proposed as part of the final plat. The resulting Lot 1 will consist of 22,985 SF (0.5 acres).

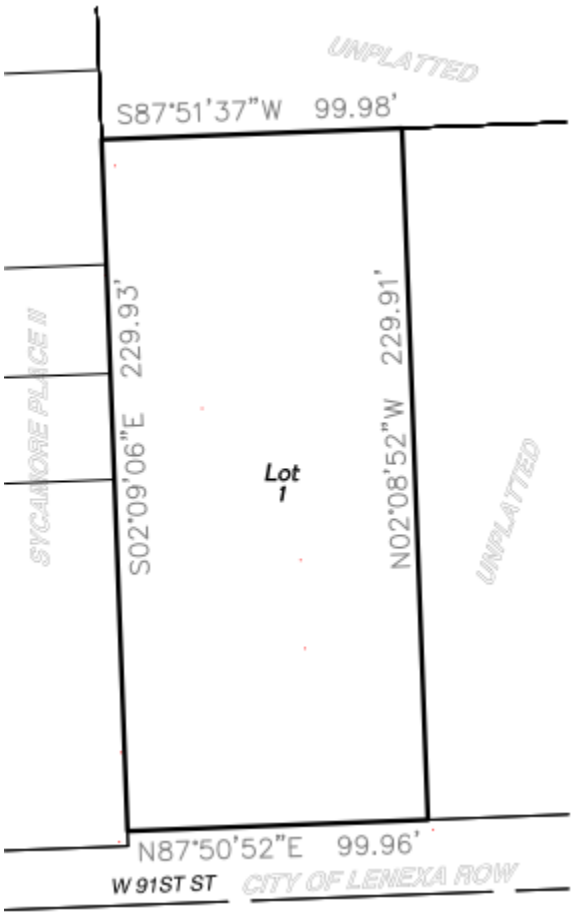


Exhibit 10: Final Plat

The applicant has noted that the legal description provided for the plat is compiled information from various sources, and the bearings and distances will be verified and certified by a Kansas Professional Land Surveyor before plat recordation. This will be required prior to recording the plat.

DEVIATIONS

The applicant is requesting a deviation to reduce the minimum side yard setback established for the CP-2 Planned Community Commercial Zoning District from 30' to a lesser setback of 11' on the west side of the property for the proposed accessory structure.

TABLE 4: DEVIATION REQUESTS

Deviation Type	Lot	Code Requirement	Proposed	Deviation Request
Side yard setback (west)	1	30'	11'	**19'**

DEVIATION ANALYSIS

According to Section 4-1-B-27-G-4 of the UDC, the Planning Commission shall have the authority to approve deviations from the minimum standards for setbacks where there is ample evidence that such deviations will not adversely affect neighboring properties and surrounding areas and where such deviations do not constitute the granting of a privilege that would not be universally appropriate for other similarly designed and situated developments.

1. **That such deviations will not adversely affect neighboring properties and surrounding areas**

   Staff does not anticipate any adverse impacts on neighboring properties and surrounding areas from the requested deviation. The proposed deviation is for one side setback. The property has existed at its current acreage for many years as two unplatted parcels. By platting the property to remove the internal lot line, the resulting lot eliminates several existing internal setback encroachments by the primary structure. The covered structure is proposed to encroach into the side yard setback for the CP-2 Zoning District by 19'. The structure is proposed to be located behind the existing principal building, and aligns with the side wall for that structure, which is considered legally non-conforming. There is limited square footage within the lot to place a structure, and it is practical to connect the storage area for business-related items to the business's principal building. An 8' privacy wooden fence currently buffers the side wall of the structures from the residential properties to the west. With the addition of four maple trees along this property line, staff believes that the proposed structure will be adequately buffered from the neighboring properties. Staff has not received any complaints or concerns from neighboring properties regarding the placement of the existing building and does not have concerns related to the setback encroachment.

2. **That such deviations do not constitute the granting of a privilege that would not be universally appropriate for other similarly designed and situated developments**

   The requested deviation does not constitute a special privilege, as it reflects a condition that has been present at this property for 56 years. Although the proposed setback encroachment is not an existing condition, the principal building has existed within the same setback since 1970, and the covered structure is proposed to align with the side wall of the principal building. The requested deviation is consistent with those that would be considered for other similar properties with comparable site layout and constraints.

NEXT STEPS

- The Planning Commission is the final authority for this project.
- The final plat must be recorded with Johnson County prior to permit(s) being released. Bearings and distances must be verified and certified by a Kansas Professional Land Surveyor before plat recordation.
- The applicant must receive permit(s) prior to commencing construction.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed Revised Final Plan, Preliminary Plat, and Final Plat for Taylor Made Catering, subject to the condition below and with the understanding that this property has outstanding code violations that these applications will resolve. Staff will monitor the timing of implementing the improvements to resolve the violations and take weather-related delays into account. Staff reserves the right to enforce violations through normal enforcement methods if the improvements intended to resolve violations are not timely made.**

- The project includes an exception to the landscape requirement to allow a 0' Land Use Intensity (LUI) buffer where a 50' wide buffer is required and an exception to allow zero perimeter plantings (shrubs) where 45 shrubs are required.
- The project includes a deviation to allow an 11' side yard setback where a 30' setback is required.
- The project conforms with the Comprehensive Plan and complies with zoning regulations. The project aims to resolve several code violations present at the property and allow additional storage space for the business owner.
- The project is consistent with Lenexa's goals through ***Responsible Economic Development*** to create ***Inviting Places*** and a ***Thriving Economy.***

REVISED FINAL PLAN

Staff recommends **APPROVAL** of the Revised Final Plan for PL26-02FR – **Taylor Made Catering** at 12822 & 12820 W. 91st Street, to resolve code violations and construct additional storage for a restaurant, general (catering) use, with the following condition:

1. The gravel currently located within City of Lenexa right-of-way must be removed and the area must be sodded by November 30, 2026, or prior to any required permits being issued for site or building improvements, whichever comes first.

PRELIMINARY PLAT

Staff recommends **APPROVAL** of the preliminary plat for PT26-04P – **Taylor Made Catering** at 12822 & 12820 W. 91st Street, for a restaurant, general (catering) use.

FINAL PLAT

Staff recommends **APPROVAL** of the final plat for PT26-22F – **Taylor Made Catering** at 12822 & 12820 W. 91st Street, for a restaurant, general (catering) use.



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

Taylor Made Catering

0 30 60 120 Feet

Lenexa KANSAS

August 28, 2026

Jessica Lemanski, Planner II
City of Lenexa — Community Development Department
Jlemanski@lenexa.com • (913) 477-7714

Via email / Application Portal

Re: Project Narrative — Revised Final Plan
Taylor Made Catering — 12820 & 12822 W. 91st Street, Lenexa, KS 66215
City of Lenexa Application No. PL26-02FR • October 5, 2026 Planning Commission

Dear Ms. Lemanski,

Please accept this Project Narrative with the Revised Final Plan and companion Final Plat for Taylor Made Catering. It updates the June 23, 2026 engineer's letter and the owner's July 14/15 and July 17 commitments, and is submitted for the August 31, 2026 noon deadline.

Application	PL26-02FR — Revised Final Plan
Companion plat	Taylor Made Catering Final Plat (Lot 1 combination)
Owner	TMC Services, Inc. • Larry D. Woodward, President
Zoning	CP-2, Planned Community Commercial District
Parcels	APR R56908 (12820) and APR R56905 (12822)
Site area	22,985 square feet (0.53 acre), more or less
Engineer of Record	David W. Brucker, P.E., Hometown Engineering, LLC • KS E-3749

1. Purpose of this application

This Revised Final Plan and companion Final Plat are submitted to bring the existing Taylor Made Catering operation into compliance with the City of Lenexa Unified Development Code and to close the open items identified in the Notice of Violation dated May 29, 2026, and in the owner's written commitments of July 14/15 and July 17, 2026.

The property is two unplatted tracts under one ownership. This application combines them into a single lot, documents the existing catering use, and shows the site improvements the City required: masonry dumpster enclosure, asphalt single-lane rear drive, paved rear parking, and a rear shelter no larger than the existing building. No new public streets are proposed. Building permits for the remaining work will be applied for only after plan approval.

2. Existing use

Taylor Made Catering is an existing commercial catering kitchen and commissary occupying the building at 12822 W. 91st Street (year built 1970). The adjoining unplatted tract at 12820 W. 91st Street is used in

connection with that operation (circulation, parking, service, and storage). Both tracts are owned of record by TMC Services, Inc., mailing address 12822 W. 91st Street, Lenexa, Kansas 66215.

The use is a food-service / catering operation consistent with CP-2. Food is prepared on site for off-premise events and delivery. No change in the principal use is proposed. Hours, staffing, and production volume remain those of the existing business. No flammable bulk chemicals beyond ordinary commercial kitchen cleaners and fuels associated with catering equipment are stored on the site. Material Safety Data Sheets will be provided at building permit, if requested.

3. Lot combination

The Revised Final Plan is drawn on the combined Lot 1 shown on the companion plat titled Taylor Made Catering, a subdivision in the City of Lenexa, Johnson County, Kansas. The plat creates one lot from the two unplatted tracts commonly known as 12820 and 12822 W. 91st Street.

- 12820 W. 91st Street — APR R56908 — 0.38 acre GIS (PIN 0460583402009022000)
- 12822 W. 91st Street — APR R56905 — 0.15 acre GIS (PIN 0460583402009021000); existing building is on this parcel

Lot 1 contains 22,985 square feet, or 0.53 acre, more or less, per the compiled boundary used on the plat. The former interior lot line is shown dashed on the site plan for reference only and is not a property line after the plat records. After recording, the property will be described as Lot 1, Taylor Made Catering.

4. Response to the Notice of Violation and on-record commitments

The City issued a Notice of Violation on May 29, 2026, with a corrective-action date of July 17, 2026. Written requests for abeyance were submitted June 23 and July 14. The July 14/15 letter and July 17 email committed the owner to the following. Status of each item:

Shipping containers

Container V2 was removed on or before July 17, 2026, ahead of the committed July 23 date. Remaining container items (V1 / V3 / V4) are addressed on the Revised Final Plan. No shipping container is proposed to remain as a permanent site feature.

Dumpster enclosure

A masonry dumpster enclosure is shown on the proposed site plan at the existing W. 91st Street drive approach. That location keeps the collection truck on the existing concrete approach and off the new private asphalt drive. Height, materials, and opaque gates meet UDC 4-1-D-2. The pad is concrete. The enclosure will be constructed under a building permit issued after Revised Final Plan approval.

Rear drive and rear parking

The plan proposes an asphalt single-lane rear drive and paved rear parking of seven 45-degree stalls (9.0 ft by 18.0 ft), replacing informal surface in the rear yard. Required parking for the 1,517-square-foot catering kitchen with no public dining is six spaces. Provided parking is the existing front lot plus the seven rear stalls. Aisle width

is as dimensioned on the plan; a deviation from the 15.0-foot one-way minimum in UDC 4-1-D-1 is requested for this private, staff-only rear lot. The existing W. 91st Street drive approach is retained at its current width. City Engineer Tim Collins confirmed on July 9, 2026, that the approach does not need to be narrowed.

Rear shelter

The rear covered area is 36.00 feet by 40.00 feet (1,440 square feet). That footprint is less than the existing building of 1,517 square feet, consistent with the July 14/17 commitment. Dimensions are on the proposed site plan.

Fence

An 8-foot wood privacy fence (finished side out, posts in concrete) is a CP-2 by-right fence under UDC 4-1-B-24-F-5, Table 1 (non-residential maximum 10 feet). It is not part of this Revised Final Plan application. The fence permit was submitted August 29, 2026, through the Lenexa Accela portal as Fence or Wall – Commercial, Record No. B26-1495.

Building permits

No building permit for the dumpster enclosure, rear pavement, or shelter will be requested until the Revised Final Plan is approved. The fence is already on a separate portal permit as required by staff.

5. Site improvements proposed by this plan

- Combine 12820 and 12822 into Lot 1 (companion Final Plat).
- Retain the existing catering building and the existing 91st Street drive approach.
- Construct a masonry dumpster enclosure at the existing W. 91st Street approach, on a concrete pad, so the collection truck does not travel the private asphalt drive.
- Pave a single-lane asphalt rear drive and rear parking.
- Construct a rear covered area of 36.00 feet by 40.00 feet (1,440 square feet), which is less than the existing building of 1,517 square feet.
- Remove remaining non-compliant outdoor storage / containers shown as removed on the plan.

Stormwater continues to sheet south to W. 91st Street at the existing drive approach. No new outfall or public storm sewer is proposed. Impervious area increases from 3,967 square feet existing to 11,652 square feet proposed (net new 7,685 square feet; 49.3 percent of Lot 1 remains open). A stormwater letter requesting waiver of a full Stormwater Management Plan under UDC 4-5-E-12.B accompanies this application.

6. Access, parking, and circulation

Lot 1 takes vehicular access from W. 91st Street at the existing drive approach, which the City has confirmed does not need to be narrowed. Rear circulation is a single-lane asphalt drive serving seven 45-degree staff stalls. The dumpster enclosure is at the existing approach so the collection truck does not travel that private drive. Required parking is six spaces. Provided parking is the existing front lot plus the seven rear stalls. A deviation

from the 15.0-foot one-way aisle in UDC 4-1-D-1 is requested for this private rear lot; aisle width is as dimensioned on the plan.

7. Landscape, screening, and utilities

The principal new screening element is the masonry dumpster enclosure. The 8-foot wood privacy fence is under B26-1495. Existing turf outside the new pavement will remain and be restored where disturbed. No separate landscape sheet is included. Above-ground utility cabinets, meters, and mechanical equipment will be located and screened in accordance with the UDC. No new public utility or drainage easement is dedicated by the plat unless title reveals an easement of record, in which case it will be added before recording.

8. Floodplain

Per FEMA Flood Insurance Rate Map Number 20091C0051G, revised August 3, 2009, the tract lies in Other Areas, Zone X — areas determined to be outside the 0.2 percent annual-chance floodplain. No floodplain development permit is required for the work shown.

9. Requested action

The applicant requests Planning Commission approval of this Revised Final Plan for Taylor Made Catering at 12820 and 12822 W. 91st Street, and concurrent consideration of the companion Final Plat combining the two unplatted tracts into Lot 1, Taylor Made Catering. The Final Plat legal description is a compiled placeholder pending certification by a Kansas Professional Land Surveyor before recording.

I appreciate the City's continued coordination on this file and am available to walk staff through the plan set before the October 5 hearing.

Sincerely,



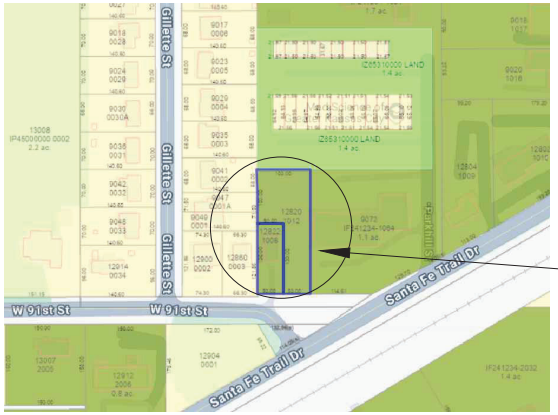
David W. Brucker, P.E.
Member, Hometown Engineering, LLC
Engineer of Record — on behalf of TMC Services Inc.
913-256-5296 • David@HometownKC.com

cc: Woody Woodward, TMC Services Inc. (Woody@taylormadecatering.com)
Stephanie Sullivan, Planning Manager (ssullivan@lenexa.com)

Taylor Made Catering
Revised Final Plan (PL26-02FR)
Lenexa, KS 66215

Table of Contents

1. Title Sheet
2. Existing Site
3. Site Plan
4. Dimension Plan
5. Grading + Erosion Plan
6. Landscape Plan
7. Erosion Control Details 501
8. Erosion Control Details 502



NW ¼ Sec 34, Township 12 S Range 24 E

Not to Scale

CIVIL ENGINEER
Hometown Engineering, LLC
15720 S. Keeler St.
Suite 100
Office: (913) 256-5296
Contact: David W. Brucker, P.E.
E-Mail: David@HometownKC.com

OWNER
TMC SERVICES, INC.
Larry D. Woodward

UTILITY COMPANIES AND PHONE NUMBERS

Atmos Energy
Jackson Bittel
Engineer Compliance
Office: (913) 254-6346
E-Mail: Jackson.Bittel@AtmosEnergy.com

Crystal Boline
Field Supervisor
Office: (913) 208-7738
E-Mail: Crystal.Boline@AtmosEnergy.com

Evergy
Justin Amberson
E-Mail: Justin.Amberson@Evergy.com

Water-One
Elizabeth Maloney, P.E.
Lead Engineer - Development
Office: (913) 895-5764
E-Mail: EMaloney@waterone.org

City of Lenexa
Engineering / Construction Services Administrator
Tim Collins, P.E.
17101 W. 87th St. Pkwy.
Lenexa, KS 66219
Office: (913) 477-7731
E-Mail: tcollins@lenexa.com

Spectrum
Melody DaMour
8221 W. 119th St.
Overland Park, KS 66213
Office: (913) 643-1930
E-Mail: Melody.DaMour@TWCable.com

KANSAS ONE-CALL
1-800-344-7233
or
811

All existing utility locations shown are approximate only and are not guaranteed to be accurate or all inclusive. Contractor shall be responsible for contacting all utility companies and verifying the actual field locations of all utilities prior to any construction activity. Contractor shall keep all utility locations current. Utilities damaged through the negligence of the contractor to obtain the proper field locations shall be the responsibility of the contractor to repair or replace at their expense and at the direction of the utility company. The contractor shall pothole and survey all utility crossings prior to construction of any portion of storm sewer, sanitary sewer laterals, underdrains, conduit and any other subsurface element of the project. The survey information shall be forwarded to the project engineer for review. The contractor shall not begin construction on any subsurface element on the project without the approval of the project engineer. Utility coordination, potholing/surveying shall be subsidiary to other bid items.

APPROVED BY:

CITY ENGINEER _____ DATE _____

APPROVED FOR ONE YEAR FROM THIS DATE

Date of Preparation:
8/28/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

Sheet
1 of 8

26-0623
Taylor Made Catering
Revised Final Plan
(PL26-02FR)
Title Sheet

Prepared For:
TMC SERVICES, INC.
12822 W 91ST ST
LENEXA, KS 66215
c/o LARRY D. WOODWARD

Certificate of Authorization:
KANSAS ENGINEERING - E-3749

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BRUCKER
LICENSED
16724
9/25/26
KANSAS
PROFESSIONAL ENGINEER



Date of Preparation:
8/28/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

SHEET
2 OF 8

26-0623
TAYLOR MADE CATERING
REVISED FINAL PLAN
(PL26-02FR)
EXISTING CONDITIONS

PREPARED FOR:
TMC SERVICES, INC.
12822 W 91ST ST
LENEXA, KS 66215
C/O LARRY D. WOODWARD

Certificate of Authorization:
KANSAS ENGINEERING - E-3749

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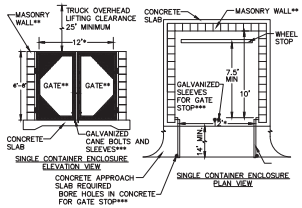
Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BUCKNER
LICENSED
16724
9/25/26
KANSAS
PROFESSIONAL ENGINEER

TYPICAL PRIVATE PARKING / DRIVE SECTION
TOP OF PAVEMENT = EXISTING GRADE
3" HMAC, KCMMB A2 (OR APPROVED EQUAL)
6" AB-3 (PUGGED), COMPACTED
PROOF-ROLLED SUBGRADE

PAVEMENT SECTION SHALL BE EXCAVATED BELOW EXISTING GRADE. DO NOT RAISE THE SITE.

DUMPSTER PAD / COVER SLAB
6" PCC, 4,000 PSI
4" AB-3
PROOF-ROLLED SUBGRADE
TOP OF SLAB = EXISTING GRADE (OR +0.2' TO DRAIN)



GENERAL NOTES:
1. TRASH CONTAINERS, COMPACTORS, AND RECYCLING CONTAINERS MUST BE SCREENED FROM PUBLIC VIEW ON ALL FOUR (4) SIDES BY AN ENCLOSURE, THREE (3) SIDES WITH A MASONRY WALL AND ONE (1) SIDE WITH A GATE.
2. TRASH ENCLOSURE SHOULD BE APPROPRIATELY LOCATED AND LANDSCAPED, SEE UNIFIED DEVELOPMENT ORDINANCE.
3. TRASH ENCLOSURE SHALL REQUIRE FRONT LOAD ACCESS FOR COMMERCIAL SOLID WASTE VEHICLES.
4. CITY MAY REQUIRE TRUCK TURN TEMPLATES FOR CONFIRMATION OF ADEQUATE TURNING DISTANCES AND RADII FOR FUNCTIONAL ACCESS.
5. CONCRETE APPROACH SLAB SHALL ACCOMPANY TRASH ENCLOSURE WITH MINIMUM 14' FROM ENTRANCE; MAY REQUIRE ADDITIONAL SLAB DEPENDENT UPON TURNING MOVEMENTS FOR ACCESS. CONCRETE SLAB SHALL MEET CITY CONCRETE/INDUSTRIAL APPROACH PAVEMENT THICKNESS REQUIREMENTS.
6. IF A COMPACTOR OR PERMANENT ROLL-OFF CONTAINER (20 TO 40 CUBIC YARDS) IS NEEDED, PLEASE CONTACT OLATHE SOLID WASTE MANAGEMENT FOR CONTAINER AND CONTRACT INFORMATION.
7. TWO 6" DIAMETER CONCRETE FILLED BOLLARDS SPACED AT 4' MINIMUM MAY BE USED IN LIEU OF EACH WHEEL STOP. BOLLARDS SHALL BE 36" IN HEIGHT FROM FINISH GRADE AND EMBEDDED IN A MINIMUM OF 24" CONCRETE.
8. FOR ADDITIONAL INFORMATION ON COMMERCIAL SOLID WASTE COLLECTION, CONTACT OLATHE SOLID WASTE MANAGEMENT AT (913) 971-9098.

COMMERCIAL SOLID WASTE VEHICLE INFORMATION:
TRUCK LENGTH: 32' (384")
TRUCK WIDTH: 9'2" (110") CLEARANCE FOR FRONT FORKS
TRUCK TURNING RADIUS (WALL TO WALL): 34'
NO. OF AXLES: 3
WHEEL BASE: 17.84' (214") TRUCK WEIGHT: 60,000 LBS
TRUCK OVERHEAD CLEARANCE FOR DRIVE THROUGH LANES: 14'
TRUCK OVERHEAD LIFTING CLEARANCE: 25' MINIMUM

SOLID WASTE COMMERCIAL CONTAINER DIMENSIONS:
2 YARD CONTAINER: 84" WIDE X 42" DEEP X 36" TALL
3 YARD CONTAINER: 84" WIDE X 48" DEEP X 48" TALL
4 YARD CONTAINER: 84" WIDE X 66" DEEP X 66" TALL
6 YARD CONTAINER: 84" WIDE X 71" DEEP X 66" TALL
8 YARD CONTAINER: 84" WIDE X 82" DEEP X 59" TALL



GENERAL
1. THIS PLAN IS THE REVISED FINAL PLAN FOR TAYLOR MADE CATERING / TMC SERVICES, INC., 12820 AND 12822 W. 91ST STREET, LENEXA, JOHNSON COUNTY, KANSAS. CITY FILE PL26-02FR.
2. ZONING: CP-2, PLANNED COMMUNITY COMMERCIAL DISTRICT.
3. LOT 1 AREA: 22,985 SF (0.53 AC). THIS PLAN IS SUBMITTED WITH A FINAL PLAT COMBINING TWO UNPLATTED TRACTS INTO ONE LOT. NO NEW PUBLIC STREETS ARE CREATED.
4. OWNER OF RECORD: TMC SERVICES, INC., 12822 W. 91ST STREET, LENEXA, KS 66215.
5. ALL WORK SHALL CONFORM TO THE CITY OF LENEXA UNIFIED DEVELOPMENT CODE AND THE APPROVED REVISED FINAL PLAN.

SITE DATA

LOT 1	22,985 SF	
EXISTING BUILDING	1,517 SF	
EXISTING PAVEMENT	2,450 SF	
EXISTING IMPERVIOUS	3,967 SF	17.3%
PROPOSED PARKING	2,828 SF	
PROPOSED DRIVE	1,301 SF	
PROPOSED COVER	1,440 SF	
PROPOSED IMPERVIOUS	9,536 SF	41.5%
OPEN SPACE	13,449 SF	58.5% (MIN. 25%)
NET NEW IMPERVIOUS	5,569 SF	
TYPE E CURB AND GUTTER	533 LF	

REQUIRED PARKING (1/EMP + 2 VISITOR) = 5 | EXISTING FRONT= 4 (incl. 16-ft van HC, stripe only) | ADDED REAR = 8 | TOTAL EMP/VISITOR = 12 | EQUIPMENT = 36×40 COVER + REAR LOT FOR FLEET. NOT EXTRA 9×18.5 STALLS.
PARKING PROVIDED - 12 SPACES (4 FRONT INCLUDING 1 VAN-ACCESSIBLE 16'-0" STALL + 8 REAR 90 DEGREE STALLS)

PARKING AND DRIVES
6. ALL NEW STALLS ARE 90 DEGREE: 9.0 FT W x 18.5 FT D ON ASPHALT. AISLE 25.0 FT TWO-WAY OR 15.0 FT ONE-WAY AS SHOWN. PER UDC 4-1-D-1. STALL DIMENSIONS DO NOT INCLUDE CURB.
7. VAN-ACCESSIBLE STALL: 16'-0" WIDE (11'-0" STALL + 5'-0" ACCESS AISLE, OR 8'-0" STALL + 8'-0" ACCESS AISLE) ON THE FRONT LOT AT THE ACCESSIBLE ENTRANCE. SIGN ISA + VAN ACCESSIBLE. SLOPE IN STALL AND AISLE 1:48 MAX.
8. WHERE TIRES CONTACT CURB, PROVIDE A 2 FT OVERHANG. DO NOT REDUCE STALL DEPTH OR AISLE WIDTH. TYPE E FACE IS GREATER THAN 6 INCHES; TREAT AS A WALL FOR THE OVERHANG RULE.
9. REAR DRIVE: ASPHALT, ONE-WAY, 10 FT MIN. WIDTH FACE-TO-FACE. DRIVE AREA IS A DRIVEWAY, NOT PARKING, AND IS NOT INCLUDED IN THE 2,828 SF PARKING AREA.
10. EXISTING W. 91ST STREET DRIVE APPROACH TO REMAIN. CITY HAS CONFIRMED THE APPROACH DOES NOT NEED TO BE NARROWED.
11. VEHICULAR ACCESS TO LOT 1 SHALL BE FROM W. 91ST STREET AT THE EXISTING APPROACH, OR AS OTHERWISE APPROVED BY THE CITY.
12. PARKING AREAS AND DRIVES SHALL BE SET BACK 20 FT FROM STREET R/W AND 10 FT FROM OTHER PROPERTY LINES, OR AS SHOWN AND APPROVED ON THIS PLANNED FINAL PLAN.
13. ALL PARKING AND DRIVES SHALL BE PAVED WITH ASPHALT. EXISTING GRAVEL TO REMAIN AS AGGREGATE BASE UNDER NEW HMAC. NO PARKING ON GRASS. EXISTING FRONT ASPHALT REMAINS. STRIPING ONLY. NO RECONSTRUCTION THIS CYCLE.
14. INTERNAL PARKING-LOT LANDSCAPE ISLANDS ARE NOT REQUIRED. PARKING AREA = 2,828 SF (UNDER 3,500 SF). DRIVE IS NOT PARKING. UDC 4-1-D-2-M.
14A. NO NEW SITE LIGHTING IS PROPOSED. EXISTING BUILDING-MOUNTED FIXTURES REMAIN.

CURB
15. NEW ASPHALT SHALL BE CONFINED BY LENEXA TYPE E CURB AND GUTTER PER STANDARD DETAIL D-104. LENGTH = 533 LF. KCMMB-4K. TYPE 1 JOINTS AT 10 FT; TYPE 2 AT RETURNS AND 150 FT. ENGINEER APPROVAL REQUESTED PER D-104 NOTE 5.
16. GUTTER SHALL BE REVERSE-SLOPED TO CONTROLLED OUTLETS (FLUSH / DEPRESSED OPENINGS) AT THE SOUTH LOW POINTS AND ALONG THE DRIVE. WATER LEAVES OVERLAND ON LOT 1 TO THE EXISTING 91ST APPROACH. NO SUMP INLET. NO STORM PIPE.

COVERED AREA
17. COVERED AREA = 1,440 SF. FOOTPRINT SHALL NOT EXCEED THE EXISTING BUILDING AREA OF 1,517 SF. COVER IS AN ACCESSORY SHELTER THAT REPLACES THE UNPERMITTED REAR FREEZER/COVER. NOT PARKING.
18. MATERIALS AND COLOR TO BE COMPATIBLE WITH THE PRINCIPAL BUILDING.
19. POSTS SHALL NOT ENCROACH INTO THE 18.5 FT STALL DEPTH OR THE 2 FT OVERHANG. MINIMUM CLEAR HEIGHT 8'-0" FOR AUTOMOBILES; 14'-0" IF USED BY VANS OR BOX TRUCKS.

TRASH ENCLOSURE
20. TRASH ENCLOSURE: 3-SIDED MASONRY WALL, 6'-0" MIN. HEIGHT, COMPLETE VISUAL SCREEN. MATERIALS AND COLOR TO MATCH EXISTING BUILDING. OPAQUE METAL GATES. CONCRETE PAD. PER UDC 4-1-D-2. CONTAINER ON PAVED SURFACE OUTSIDE BUFFER SETBACKS. NOT IN R/W.
21. GATES SHALL SWING OUT, CLEAR THE DRIVE, AND NOT BLOCK PARKING. PROVIDE A STRAIGHT BACKUP PATH FOR THE COLLECTION TRUCK FROM W. 91ST STREET.

FENCE
22. EXISTING 8'-0" WOOD PRIVACY FENCE AND ALL GATES TO REMAIN AS-IS. FENCE PERMIT B26-1495 IS SEPARATE FROM THIS REVISED FINAL PLAN. FINISHED SIDE OUT. CP-2 BY-RIGHT PER UDC 4-1-B-24-F-5.

STORMWATER / GRADING
23. FEMA FIRM 20091C0051G, REVISED AUGUST 3, 2009. SITE IS ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
24. NO NEW PUBLIC STORM SEWER OR NEW OUTFALL IS PROPOSED.
25. LAND DISTURBANCE IS 5,569 SF (PARKING + DRIVE + COVER). A CITY LAND-DISTURBANCE PERMIT IS REQUIRED WITH THE BUILDING PERMIT. SITE IS UNDER 1 ACRE; NO KDHE NOI.
26. FINISH GRADES SHALL NOT DIRECT RUNOFF ONTO ADJACENT PROPERTY. MATCH EXISTING GRADE AT ALL PROPERTY LINES.

BUILDING / UTILITIES
27. BUILDING PERMITS FOR THE SHELTER, ENCLOSURE, AND PAVEMENT SHALL BE SUBMITTED AFTER APPROVAL OF THIS REVISED FINAL PLAN.
28. ABOVE-GROUND UTILITY CABINETS SHALL BE LOCATED AND SCREENED PER THE LENEXA UDC.
29. EASEMENT LOCATIONS, IF ANY, SHALL BE VERIFIED BY TITLE AND FIELD SURVEY PRIOR TO CONSTRUCTION. NO WORK IN AN EASEMENT WITHOUT THE GRANTEE'S CONSENT.

CONSTRUCTION
30. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE THE DRAWING.
31. SEE FINAL PLAT FOR BOUNDARY, BEARINGS, DISTANCES, AND LOT AREA.
32. ANY CHANGE TO LAYOUT, IMPERVIOUS AREA, OR BUILDING FOOTPRINT REQUIRES AN AMENDMENT TO THIS PLAN.

Date of Preparation:
8/28/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

SHEET
3 OF 8

26-0623
TAYLOR MADE CATERING
REVISED FINAL PLAN
(PL26-02FR)
SITE PLAN

PREPARED FOR:
TMC SERVICES, INC.
12822 W 91ST ST
LENEXA, KS 66215
C/O LARRY D. WOODWARD

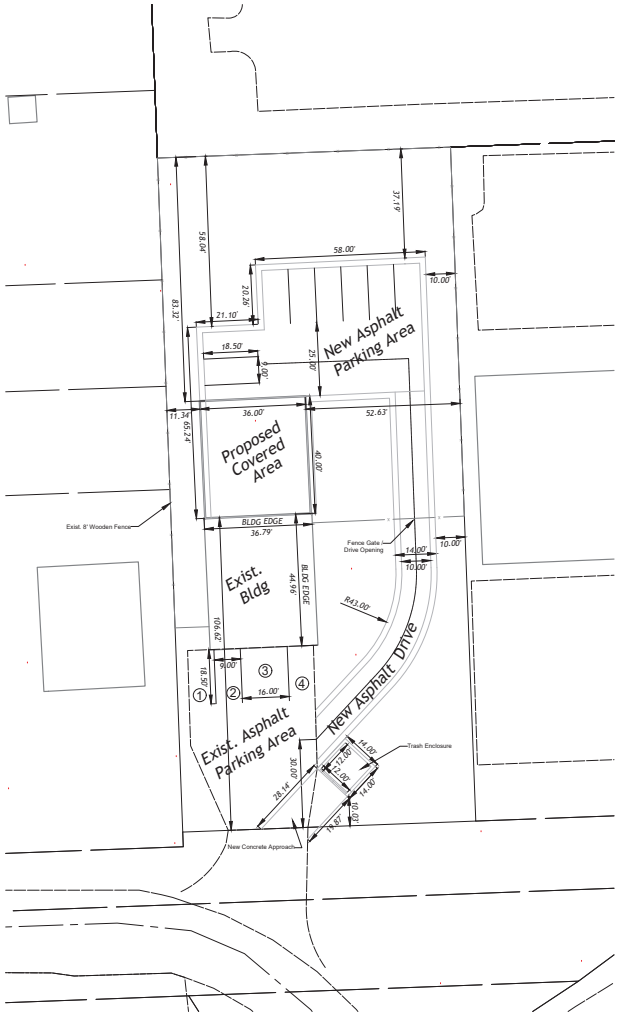
Certificate of Authorization:
KANSAS ENGINEERING - E-3749

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Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BUCKNER
LICENSED
16724
9/25/26
KANSAS
PROFESSIONAL ENGINEER

DIMENSION NOTES
1. All dimensions are to / along back of curb or edge of asphalt unless otherwise noted.



Date of Preparation:
8/28/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

SHEET
4 OF 8

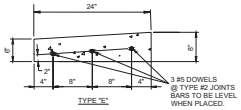
26-0623
TAYLOR MADE CATERING
REVISED FINAL PLAN
(PL26-02FR)
DIMENSION PLAN

PREPARED FOR:
TMC SERVICES, INC.
12822 W 91ST ST
LENEXA, KS 66215
C/O LARRY D. WOODWARD

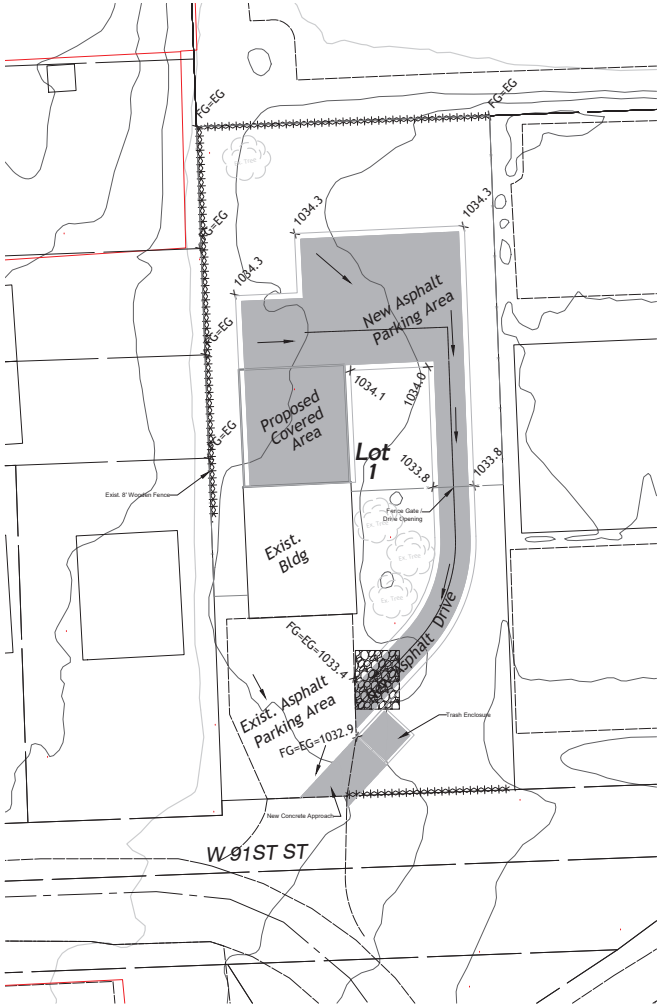
Certificate of Authorization:
KANSAS ENGINEERING - E-3749

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BUCKNER
LICENSED
16724
9/25//26
PROFESSIONAL ENGINEER
KANSAS



T=8" NON-REINFORCED FOR COMMERCIAL DRIVE, ALLEY APPROACH, AND SIDEWALK IN DRIVE ENTRANCE.



GRADING NOTES

1. Contractor is responsible for over-excavation of unsuitable soils under the covered area and new pavement. Over-excavation of unsuitable soils is part of this work.
2. Structural fill, if required, shall be imported from off-site sources. Borrow shall be tested and approved by the geotechnical engineer (if one is retained) before it is placed.
3. This site is 0.53 acre. A KDHE construction-stormwater NOI and a State SWPPP are not required. Land disturbance is 5,569 SF. Contractor shall obtain a City of Lenexa land-disturbance permit with the building permit and shall install and maintain the erosion-control measures shown on this plan for the duration of construction.
4. Strip topsoil, vegetation, roots, and deleterious material before placing fill. Do not place fill until the subgrade is accepted.
5. Existing contours are from Johnson County AIMS (LiDAR) and are schematic only. They are not a field survey and shall not be used for construction stakeout. Proposed pavement and the covered-area slab shall match existing grade (FG = EG). Contractor shall field-verify and match the existing surface.
6. Pavement section shall be excavated below existing grade so that top of asphalt and top of the covered-area slab equal existing grade. Do not place the pavement section on top of existing grade. Contractor shall account for pavement thickness, the covered-area slab, and topsoil when grading.
7. Disturbed areas that will not be paved shall receive a minimum of six inches of topsoil and be seeded or sodded.
8. Excavation and fill shall follow the geotechnical engineer's recommendations if a report is provided; otherwise follow City of Lenexa standard specifications.
9. Before concrete or asphalt is placed, proof-roll the pavement subgrade with a loaded tandem-axle dump truck in the presence of the owner's representative or geotechnical engineer. Rework pumping or rutting areas and proof-roll again. Subgrade stabilization with Class C fly ash or quicklime is allowed at the contractor's expense if approved.
10. Finished slopes shall not be steeper than 3:1.
11. Grading is unclassified. No extra payment for rock.
12. Pedestrian walks, if any, shall have a maximum 2.0% cross-slope.
13. Drainage from new impervious area shall remain on Lot 1 and drain south to the existing W. 91st Street drive approach. Existing grade shall be matched at all property lines. No runoff from new pavement shall be directed onto adjacent property. No new public storm sewer, detention facility, or outfall is proposed.
14. Contractor shall protect the existing building, the existing W. 91st Street drive approach, and any utilities encountered. The existing approach is to remain; it is not to be narrowed.
15. See the Revised Final Plan site-data table for existing and proposed impervious areas. Any change to those areas requires an amendment to the plan.

EROSION AND SEDIMENT CONTROL

16. Install a stabilized construction entrance and perimeter sediment control before other land disturbance.
17. Maintain inlet protection at any public inlet that can receive site runoff, including inlets in W. 91st Street.
18. Stockpiles shall be bermed or ringed with sediment control. Do not stockpile in the right-of-way.
19. Remove tracked mud from W. 91st Street by the end of each work day.
20. Remove temporary erosion controls after the site is stabilized, and restore disturbed areas.

FLOOD STATEMENT

The subject property lies within Flood Zone X (unshaded), defined as areas determined to be outside the 0.2% annual-chance floodplain, as shown on the Flood Insurance Rate Map for Johnson County, Kansas and Incorporated Areas.
Map Number: 20091C0051G
Community: City of Lenexa
Map Revised Date: August 3, 2009

This statement is for information only and is not a flood elevation certificate. No field survey of flood-zone boundaries was performed. The zone was determined by plotting the property on the map cited above.

Legend

- 1030.0 — Finish Grade Spot Shot
- FG=EG — Finish Grade = Existing Grade
- Drainage Arrows
- Silt Fence
- Construction Entrance

Date of Preparation:
8/28/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

SHEET
5 OF 8

26-0623
TAYLOR MADE CATERING
REVISED FINAL PLAN
(PL26-02FR)
GRADING + EROSION PLAN

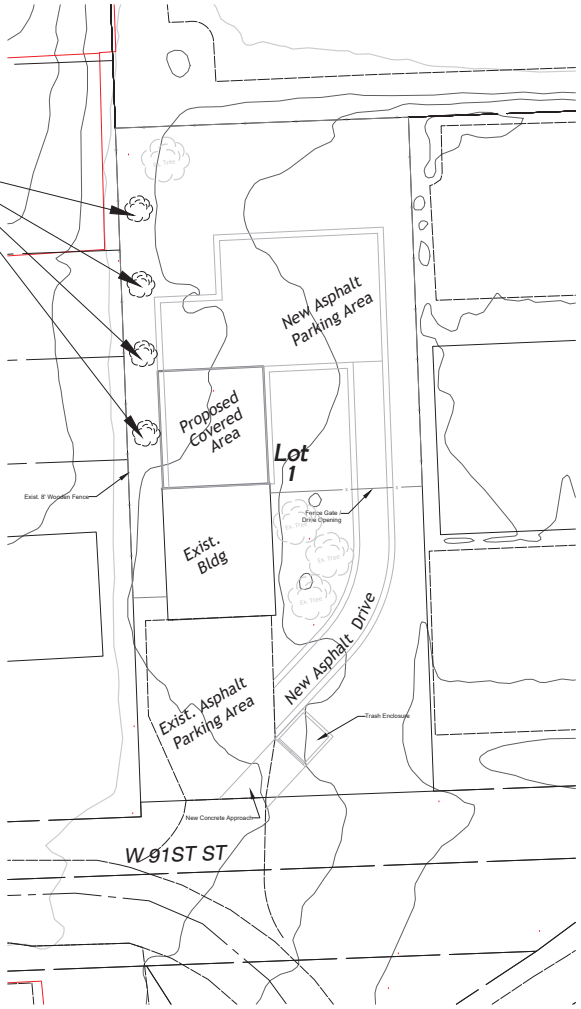
PREPARED FOR:
TMC SERVICES, INC.
12822 W 91ST ST
LENEXA, KS 66215
C/O LARRY D. WOODWARD

Certificate of Authorization:
KANSAS ENGINEERING - E-3749

N
1"=20'
0 10' 20'

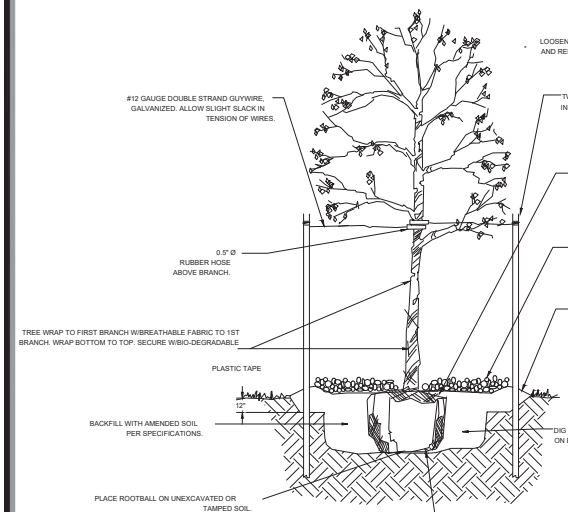
Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BRICKER
LICENSED
16724
9/25/26
KANSAS
PROFESSIONAL ENGINEER



LANDSCAPE NOTES

1. Four (4) shade trees shall be planted along the rear-yard west property line. Species: Maple (Acer spp.) — sugar maple or red maple, or equal. Silver maple is not permitted.
2. Minimum size: 2-inch caliper measured 6 inches above grade per Lenexa UDC 4-1-D. Species shall reach 30 feet at maturity.
3. Trees shall be nursery grown, planted to ANSI Z60.1, and set on Lot 1 east of the existing 8-foot wood privacy fence and clear of the proposed Type E curb. Cultivar and exact stationing at building permit.
4. Existing plantings to remain. No existing tree is removed to satisfy this sheet.
5. Disturbed unpaved area outside new pavement and outside the 36×40 cover shall be sodded.
6. Existing 8-foot wood privacy fence on the west line remains and is the west LUI / perimeter screen (B26-1495).



TREE PLANTING

SPECIFICATIONS:

1. TOPSOIL MIX, SEE SPECIFICATION.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.
4. PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING.
5. THE SOLID WOODEN DOWELS SHALL CONSIST OF 2"x6" UNTREATED LODGE POLE PINE STAKES.

Date of Preparation:
8/28/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

SHEET
6 OF 8

26-0623
TAYLOR MADE CATERING
REVISED FINAL PLAN
(PL26-02FR)
LANDSCAPE PLAN

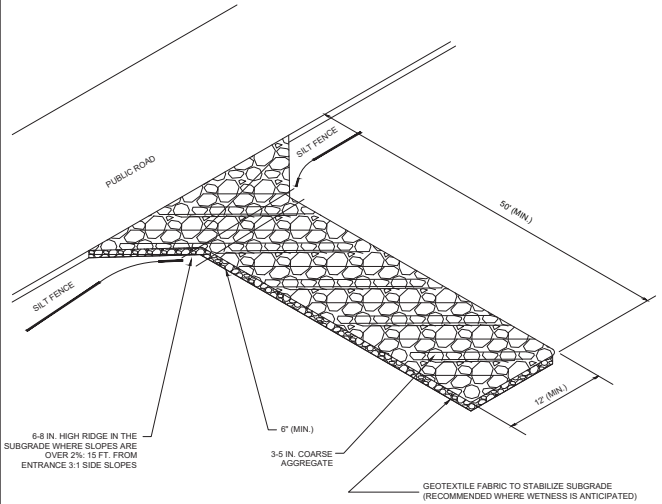
PREPARED FOR:
TMC SERVICES, INC.
12822 W 91ST ST
LENEXA, KS 66215
C/O LARRY D. WOODWARD

Certificate of Authorization:
KANSAS ENGINEERING - E-3749

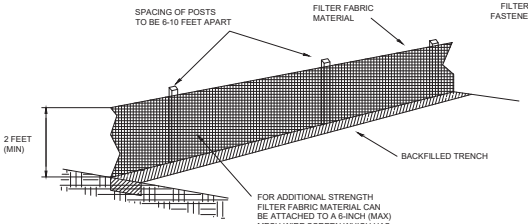
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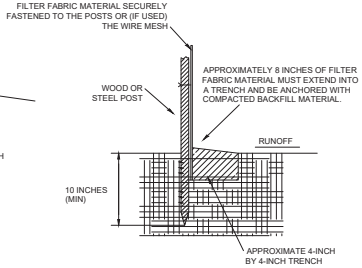
Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

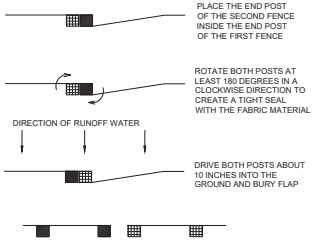
DAVID WILLIAM BUCKNER
LICENSED
16724
9/25/26
KANSAS
PROFESSIONAL ENGINEER



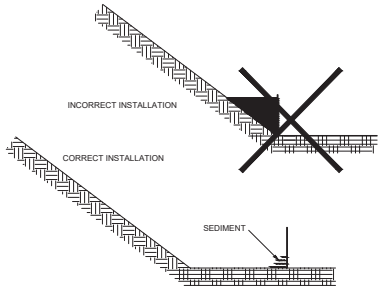
STONE STABILIZED PAD "CONSTRUCTION ENTRANCE"







ATTACHING TWO SILT FENCES



NOTES:
1. WHEN USED TO CONTROL SEDIMENT FROM STEEP SLOPES, FILTER FENCES SHOULD BE PLACED AWAY FROM THE TOE OF A SLOPE FOR INCREASED HOLDING CAPACITY.

2. WHEN SEDIMENT FILLS THE AREA BEHIND THE SILT FENCE TO 1/2 THE HEIGHT OF THE SILT FENCE, THE CONTRACTOR SHALL REMOVE THE SEDIMENT.

3) THE MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED ¼ ACRE PER 100 FEET OF SILT FENCE. FILTER FENCE SHALL HAVE DOWNSLOPED ENDS TAPERED TO A J-HOOK ON A DOWNHILL SLOPE.

4) THE MAXIMUM SLOPE LENGTH BEHIND THE SILT FENCE IS 100 FEET; AND THE MAXIMUM GRADIENT BEHIND THE SILT FENCE IS 50% (2:1).

5) THE FENCE SHALL BE PLACED GENERALLY PARALLEL TO THE SITE CONTOURS. UNDER NO CIRCUMSTANCES SHOULD SILT FENCES BE CONSTRUCTED IN STREAMS, SWALES, OR DITCHES WHERE FLOWS ARE LIKELY TO EXCEED 1 CUBIC FOOT PER SECOND (CFS).

6) SILT FENCE MUST BE REMOVED AFTER THE SITE IS STABILIZED.

7) IF WIREBACK SILT FENCE IS USED, AKK POSTS SHALL BE 6' T POSTS.

8. J-HOOKS SHALL BE PLACED AT 100' INTERVALS.

INSTALLATION OF SILT FENCE

1. THE EROSION CONTROL BERM SHALL BE PLACED, UNCOMPACTED, IN A WINDROW AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

2. PARALLEL TO THE BASE OF THE SLOPE, OR AROUND THE PERIMETER OF OTHER AFFECTED AREAS, CONSTRUCT A MULCH BERM. FOR MAXIMUM WATER FILTRATION ABILITY OR FOR STEEP SLOPES, CONSTRUCT A TRAPEZOIDAL MULCH BERM. IN EXTREME CONDITIONS AND WHERE SPECIFIED BY THE ENGINEER, A SECOND BERM SHALL BE CONSTRUCTED AT THE TOP OF THE SLOPE. (THE ENGINEER SHALL SPECIFY BERM REQUIREMENTS)

3. IF THE BERM IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, THE "COMPOST MULCH BERM" MAY BE SEEDED DURING APPLICATION FOR PERMANENT VEGETATION. THE ENGINEER SHALL SPECIFY SEED REQUIREMENTS.

4. DO NOT USE MULCH BERMS IN ANY RUNOFF CHANNELS.

5. PLACE BERMS ON DENUDED AREAS AS SOON AS POSSIBLE. MULCH/COMPOST AND/OR TEMPORARY OR PERMANENT VEGETATION SHALL BE APPLIED/ESTABLISHED ABOVE THE MULCH BERMS WHEN NECESSARY FOR ADDITIONAL EROSION CONTROL.

6. OTHER DIMENSIONS MAY BE EXCEPTED WHEN RECOMMENDED BY THE MANUFACTURER AND APPROVED BY THE ENGINEER.

7. WHEN SEDIMENT FILLS THE AREA BEHIND THE SILT FENCE TO 1/2 THE HEIGHT OF THE SILT FENCE, THE CONTRACTOR SHALL REMOVE THE SEDIMENT AND PLUGGED MULCH AND RESHAPE BERM WITH CLEAN MULCH AS NEEDED.

SEDIMENT FENCE INSTALLATION SLICING METHOD NOTES:

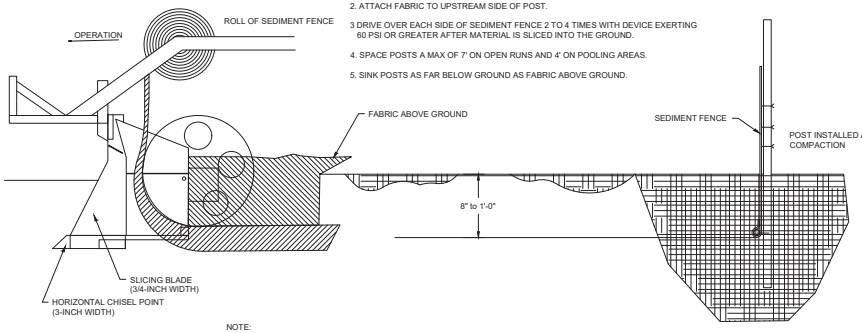
1. LIMIT PONDING HEIGHT TO 24"

2. ATTACH FABRIC TO UPSTREAM SIDE OF POST.

3 DRIVE OVER EACH SIDE OF SEDIMENT FENCE 2 TO 4 TIMES WITH DEVICE EXERTING 60 PSI OR GREATER AFTER MATERIAL IS SLICED INTO THE GROUND.

4. SPACE POSTS A MAX OF 7' ON OPEN RUNS AND 4' ON POOLING AREAS.

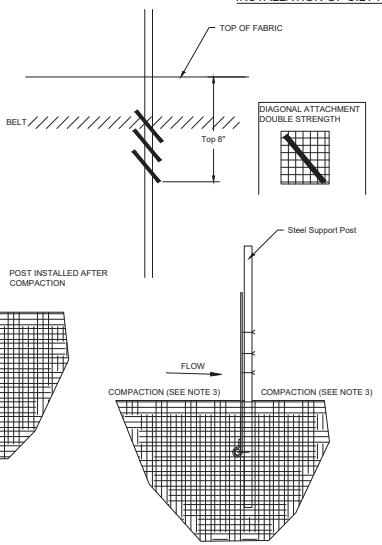
5. SINK POSTS AS FAR BELOW GROUND AS FABRIC ABOVE GROUND.

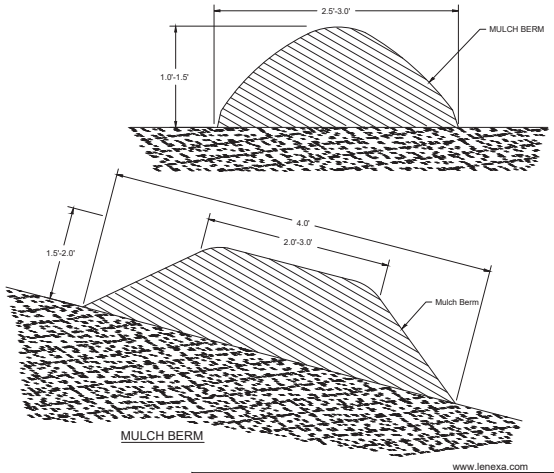


NOTE:

VIBRATORY PLOW IS NOT ACCEPTABLE BECAUSE OF HORIZONTAL COMPACTION

SILT FENCE INSTALLATION SLICING METHOD





MULCH BERM

www.lenexa.com

REVISED DATE:	01/23
DETAILED:	BKC
APPROVED:	---

Lenexa KANSAS

EROSION AND SEDIMENT CONTROL 1 — SHEET D-501

D-501 EROSION AND SEDIMENT CONTROL 1

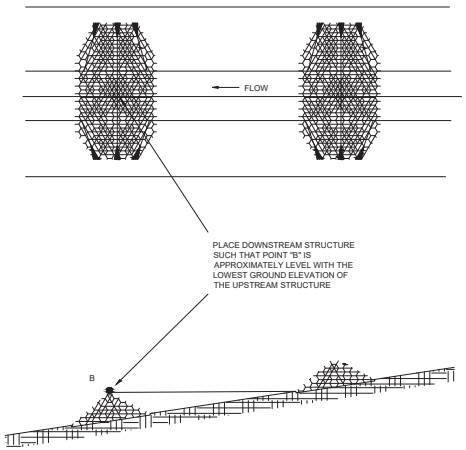
SHEET 7 OF 8

26-0623
TAYLOR MADE CATERING
REVISED FINAL PLAN
(PL26-02FR)
EROSION CONTROL DETAILS

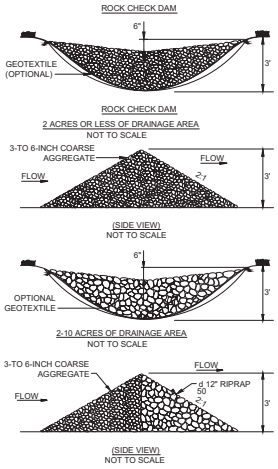
PREPARED FOR:
TMC SERVICES, INC.
12822 W 91ST ST
LENEXA, KS 66215
C/O LARRY D. WOODWARD

Certificate of Authorization: KANSAS ENGINEERING - E-3749

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296



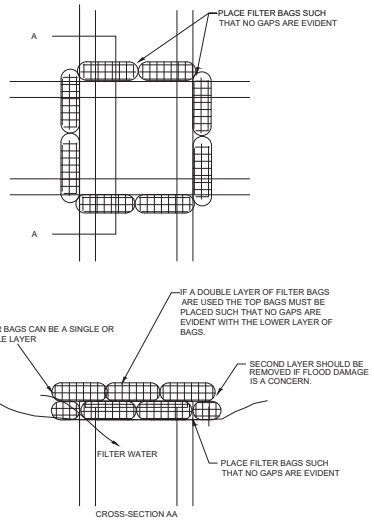
ROCK DITCH CHECK



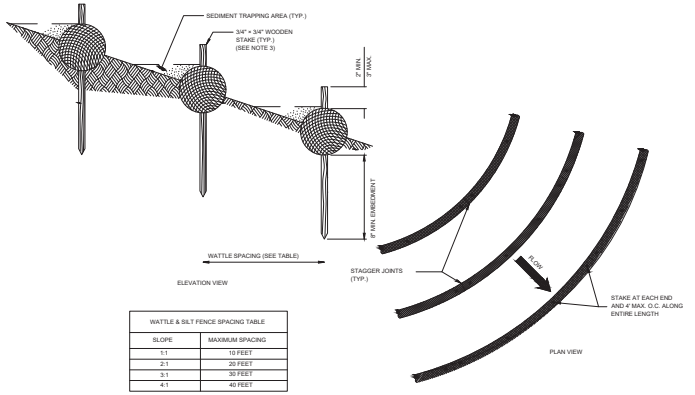
SIDE VIEW

NOTES:
1. WHEN USED TO CONTROL SEDIMENT FROM STEEP SLOPES, ROCK CHECKS SHOULD BE PLACED AWAY FROM THE TOE OF A SLOPE FOR INCREASED HOLDING CAPACITY.

2. WHEN SEDIMENT FILLS THE AREA BEHIND THE S1LT FENCE TO 1/2 THE HEIGHT OF THE ROCK CHECK, THE CONTRACTOR SHALL REMOVE THE SEDIMENT.



INLET PROTECTION FOR AREA INLET

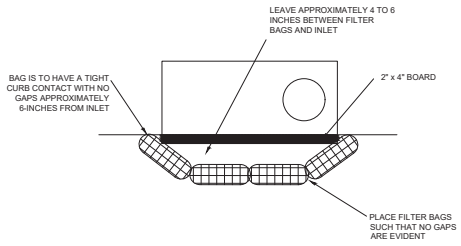


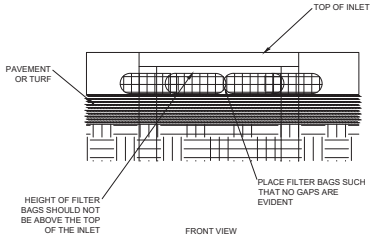
WATTLE & SILT FENCE SPACING TABLE	
SLOPE	MAXIMUM SPACING
1:1	10 FEET
2:1	20 FEET
3:1	30 FEET
4:1	40 FEET

NOTES:
1. INSTALL WATTLES GENERALLY PARALLEL TO THE CONTOURS
2. WATTLES SHALL BE INSPECTED REGULARLY, AND IMMEDIATELY AFTER A RUNOFF PRODUCING RAINFALL, TO ENSURE THEY REMAIN THOROUGHLY ENTRENCHED AND IN CONTACT WITH THE SOIL.
3. LIVE STAKES MAY BE USED FOR PERMANENT INSTALLATIONS.
4. WHEN SEDIMENT FILLS THE AREA BEHIND THE WATTLES TO 1/2 THE HEIGHT OF THE WATTLES, THE CONTRACTOR SHALL REMOVE THE SEDIMENT.
4. INSTALL WATTLES SNUGLY INTO THE TRENCH. ABUT ADJACENT WATTLES TIGHTLY, END TO END, WITHOUT OVERLAPPING THE ENDS.
5. PILOT HOLES MAY BE DRIVEN THROUGH THE WATTLE AND INTO THE SOIL, WHEN SOIL CONDITIONS REQUIRE.

WATTLE & SILT FENCE INSTALATION ON SLOPE

NOTES:
1. COMMERCIALLY MANUFACTURED MESH FILTER BAGS CONTAINING PERMEABLE MATERIAL TO SLOW AND FILTER STORMWATER RUNOFF, WITH A MINIMUM FLOW RATE OF 35 GPM/SF.
2. FILLER SHALL CONSIST OF PERVIOUS NON-BIODEGRADABLE MATERIAL HAVING A MINIMUM UNIT WEIGHT OF 4 OUNCES PER SQUARE YARD. THE MULLEN BURT STRENGTH SHALL EXCEED 300 POUNDS PER SQUARE INCH PER ASTM D3786 AND SHALL HAVE ULTRAVIOLET STABILITY EXCEEDING 70% PER ASTM D4355.
3. SHALL BE LOCATED AS SHOWN ON THE PLANS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. REMOVE ANY VISIBLE ACCUMULATION OF SEDIMENT. REPLACE AS NECESSARY TO MAINTAIN FUNCTION AND INTEGRITY OF INSTALLATION.





INLET PROTECTION FOR CURB INLET

www.lenexa.com

REVISED DATE:	01/23
DETAILED:	BKC
APPROVED:	---

EROSION AND SEDIMENT CONTROL 2 — SHEET D-502

D-502 EROSION AND SEDIMENT CONTROL 2

SHEET 8 OF 8

26-0623
TAYLOR MADE CATERING
REVISED FINAL PLAN
(PL26-02FR)
EROSION CONTROL DETAILS

PREPARED FOR:
TMC SERVICES, INC.
12822 W 91ST ST
LENEXA, KS 66215
C/O LARRY D. WOODWARD

Certificate of Authorization:
KANSAS ENGINEERING - E-37419

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

Taylor Made Catering - Preliminary Plat

A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

DESCRIPTION

A tract of land in the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 34, Township 12 South, Range 24 East of the 6th Principal Meridian, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows:

(Preliminary / compiled description for plat review. Bearings and distances to be verified and certified by a Kansas Professional Land Surveyor prior to recording.)

Beginning at the Southwest corner of the tract herein described, said point being on the North right-of-way line of W. 91st Street and lying 25.00 feet North of the Southwest corner of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter; thence North 87°50'52" East, along said North right-of-way line, a distance of 99.96 feet; thence North 02°08'52" West, a distance of 229.91 feet; thence South 87°51'37" West, a distance of 99.98 feet; thence South 02°09'06" East, a distance of 229.93 feet to the Point of Beginning. Containing 22,985 square feet, or 0.53 acres, more or less.

The above described tract comprises the unplatted parcels commonly known as 12820 and 12822 W. 91st Street, Lenexa, Kansas, and is subject to easements, restrictions, and rights-of-way of record.

NAME

This Preliminary Plat shall hereafter be known as TAYLOR MADE CATERING, a minor subdivision consisting of Lot 1 only. No new public streets and no new public easements are proposed.

APPROVAL

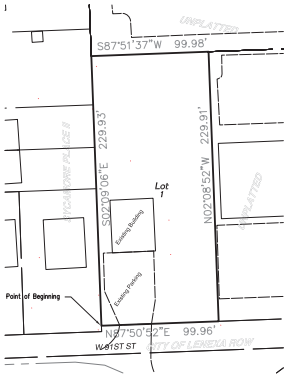
APPROVED by the Planning Commission of the City of Lenexa, Johnson County, Kansas, on this _____ day of _____ 20 _____.

_____

Chris Poss, Chair

LOT AREAS

Lot 1	*22,985 SF*





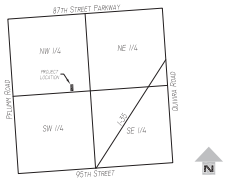
NOTES:

1. *Basis of Bearings: The South line of the Northwest Quarter of Section 34, Township 12 South, Range 24 East of the 6th Principal Meridian. Bearings shown hereon are compiled from record / GIS and are not field-verified.*
2. *Error of Closure: Compiled from record / GIS outline; to be determined by field survey.*
3. *Bearings and distances shown on this Preliminary Plat are compiled from record and GIS sources. They are not field-measured. Measured bearings and distances, and any record distances labeled "R," will appear on the record Final Plat after certification by a Kansas Professional Land Surveyor.*
4. *Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0051G, Revised August 3, 2009, this tract graphically lies in the OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.*
5. *This plat combines two unplatted tracts commonly known as 12820 and 12822 W. 91st Street into one lot. No new public streets are created by this plat.*
6. *Lot 1 shall take vehicular access from W. 91st Street at the existing drive approach, or as otherwise approved by the City of Lenexa.*
7. *Zoning: CP-2, Planned Community Commercial District, City of Lenexa, Kansas.*
8. *Owner of record: TMC SERVICES, INC., 12822 W. 91st Street, Lenexa, Kansas 66215.*
9. *No utility, drainage, sanitary, landscape, or access easements are known to exist on this tract, and none are dedicated by this plat. Existing W. 91st Street right-of-way adjoins the south line. Any easements of record revealed by title shall be added prior to recording.*

LEGEND

- ■ *DENOTES EXISTING MONUMENT BOX w/PUNCHED BRASS CAP*
- ▣ *DENOTES ½" REBAR SET w/CAP*
- ● *DENOTES ½" REBAR FOUND (UNLESS NOTED). PLACED IN CONCRETE*
- *B/L DENOTES BUILDING LINE*
- *DENOTES LIMITS OF NO ACCESS*

This sheet is compiled from record / GIS for preliminary plat review. It is not a boundary survey and is not certified by a land surveyor.



LOCATION MAP

SECTION 34-12-24

DATE PREPARED: AUGUST 28,2026
REV 1: SEPTEMBER 21,2026

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062
913-256-5296 Certificate of Authorization: E-3749

TAYLOR MADE CATERING
SEC. 34, T12S, R24E
JOHNSON COUNTY
LENEXA, KANSAS

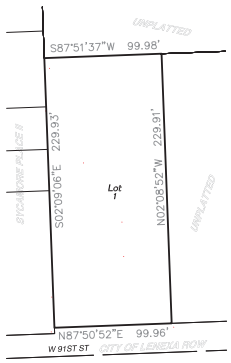
Taylor Made Catering - Final Plat

A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS

LOT AREAS

Lot 1 22,985 SF

No utility, drainage, sanitary, landscape, or access easements of record are known on this tract; any revealed by title shall be added prior to recording. No new public easements are created by this plat.





DESCRIPTION

A tract of land in the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 34, Township 12 South, Range 24 East of the 6th Principal Meridian, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows:

(Preliminary / compiled description for plat review. Bearings and distances to be verified and certified by a Kansas Professional Land Surveyor prior to recording.)

Beginning at the Southwest corner of the tract herein described, said point being on the North right-of-way line of W. 91st Street and lying 25.00 feet North of the Southwest corner of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter; thence North 87°50'52" East, along said North right-of-way line, a distance of 99.96 feet; thence North 02°08'52" West, a distance of 229.91 feet; thence South 87°51'37" West, a distance of 99.98 feet; thence South 02°09'06" East, a distance of 229.93 feet to the Point of Beginning. Containing 22,985 square feet, or 0.53 acres, more or less.

The above described tract comprises the unplatted parcels commonly known as 12820 and 12822 W. 91st Street, Lenexa, Kansas, is hereby platted as Lot 1, TAYLOR MADE CATERING, and is subject to easements, restrictions, and rights-of-way of record.

DEDICATION

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

No streets, terraces, places, roads, drives, lanes, parkways, avenues, or other public ways, and no utility easements, drainage easements, or other public easements, are dedicated to the public or granted to the City of Lenexa by this plat. Existing W. 91st Street right-of-way adjoining the south line of Lot 1 is already public and is not dedicated by this plat.

EXECUTION

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

TMC SERVICES, INC.

_____
Larry D. Woodward, President

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____ 20_____, before me a Notary Public in and for said County and State, came Larry D. Woodward, President of TMC SERVICES, INC. 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.

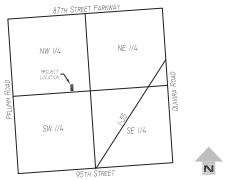
IN WITNESS WHEREOF, I have set my hand and seal on the day and year last written above.

_____
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, Chair



LOCATION MAP

SECTION 34-12-24

NOTES:

1. *Basis of Bearings: The South line of the Northwest Quarter of Section 34, Township 12 South, Range 24 East of the 6th Principal Meridian, as monumented and shown hereon.*
2. *Error of Closure: Compiled from record / GIS outline; to be determined by field survey.*
3. *All bearings and distances shown on this plat are measured unless otherwise noted. Recand distances, where shown, are labeled "R."*
4. *Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0051G, Revised August 3, 2009, this tract graphically lies in the OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.*
5. *This plat combines two unplatted tracts commonly known as 12820 and 12822 W. 91st Street into one lot. No new public streets are created by this plat.*
6. *Lot 1 shall take vehicular access from W. 91st Street at the existing drive approach, or as otherwise approved by the City of Lenexa.*
7. *Zoning: CP-2, Planned Community Commercial District, City of Lenexa, Kansas.*
8. *Above-ground utility cabinets shall be located and screened in accordance with the Lenexa Unified Development Code.*
9. *Owner of record: TMC SERVICES, INC., 12822 W. 91st Street, Lenexa, Kansas 66215.*
10. *No utility, drainage, sanitary, landscape, or access easements are known to exist on this tract, and none are dedicated by this plat. Existing W. 91st Street right-of-way adjoins the south line. Any easements of record revealed by title shall be added prior to recording.*

LEGEND

- ■ *DENOTES EXISTING MONUMENT BOX w/PUNCHED BRASS CAP*
- ▮ *DENOTES 1/2" REBAR SET w/CAP*
- ● *DENOTES 1/2" REBAR FOUND (UNLESS NOTED), PLACED IN CONCRETE*
- *B/L DENOTES BUILDING LINE*
- *DENOTES LIMITS OF NO ACCESS*

I hereby certify that during _____, 20_____, 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.

_____
Land Surveyor, Kansas PS-####

DATE PREPARED: AUGUST 28,2026
REVI: SEPTEMBER 18, 2026

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062
913-256-5296 Certificate of Authorization: E-3749

TAYLOR MADE CATERING
SEC. 34, T12S, R24E
JOHNSON COUNTY
LENEXA, KANSAS

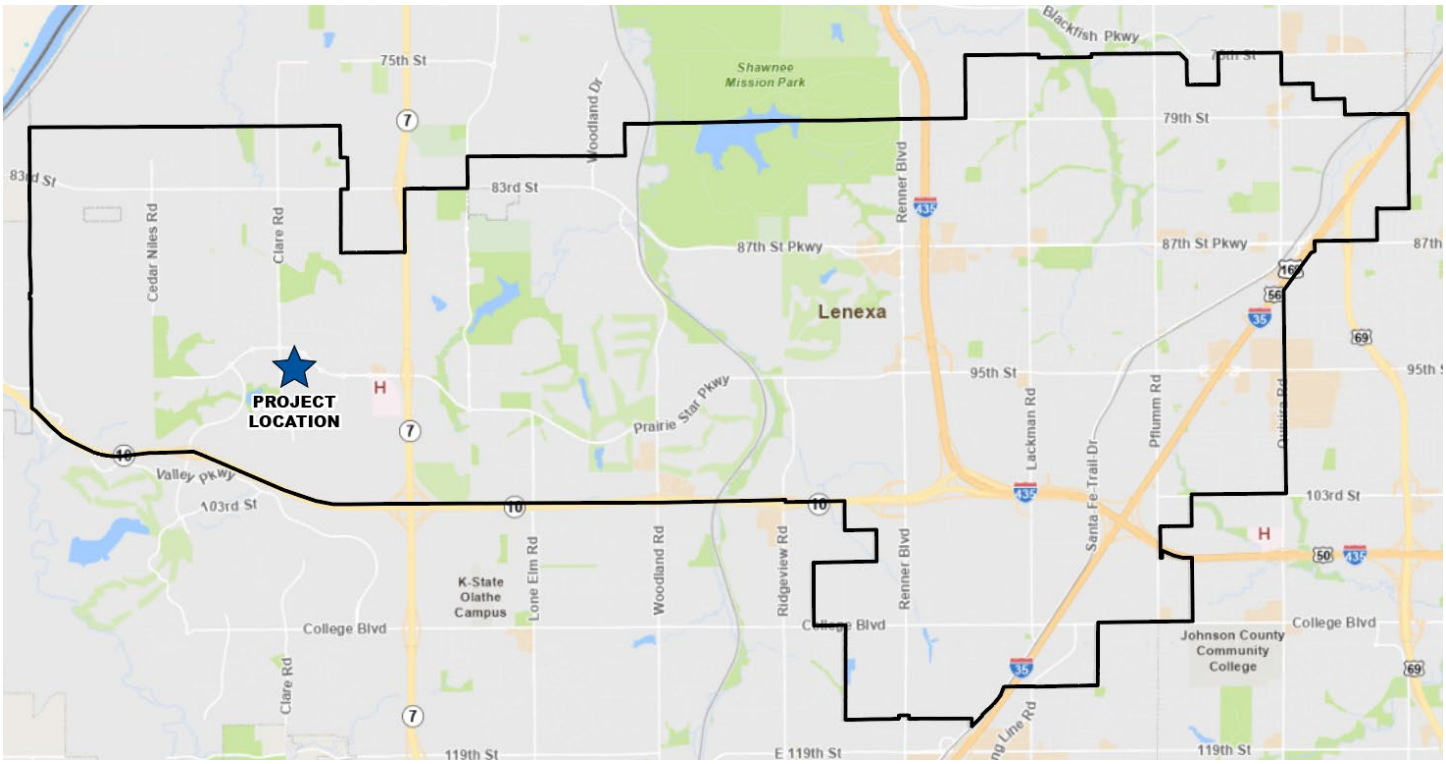
Lenexa KANSAS

PLANNING COMMISSION STAFF REPORT

October 5, 2026

ST. JAMES ACADEMY
CULTURAL ARTS CENTER & FUTURE ADDITIONS

Project #:	PL26-06PR	**Location:**	24505 Prairie Star Parkway
Applicant:	Jeff Skidmore, Schlagel	**Project Type:**	Revised Preliminary Plan
Staff Planner:	James Molloy	**Proposed Use:**	School, Secondary



PROJECT SUMMARY

The applicant requests approval of a revised preliminary plan to construct a 20,967 SF auditorium and associated classroom addition (known as the Cultural Arts Center) and three other future additions totaling 24,884 SF at the St. James Academy high school campus. The campus is located at the southeast quadrant of the intersection of Prairie Star Parkway and Clare Road. The Cultural Arts Center addition is the next phase of building additions and will be on the northeast side of the building, which faces Prairie Star Parkway. Other future additions shown on the proposed preliminary plan include an 8,934 SF addition to the multipurpose building and expansions to the main building of approximately 8,700 SF and 7,250 SF to accommodate additional classrooms. The applicant also proposes a 25-space parking lot expansion. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
43.66	Existing: 142,140 Proposed Auditorium: 20,967 Future Additions: 24,884 Total: 187,991	R-1	Institutional

The St. James Academy high school campus is an approximately 44-acre site located at the southeast corner of Prairie Star Parkway and Clare Road. Construction of the campus began in 2009 with the main high school building. Incremental additions have been made to the campus since 2009, including construction of athletic facilities and the construction of a 12,300 SF multipurpose building. This revised preliminary plan includes a 20,967 SF auditorium and classroom addition to the primary building, additions of 15,950 SF to the principal building and 8,934 SF to the multipurpose building, and an additional 25 parking spaces.

TABLE 1: PREVIOUS APPLICATIONS

Project Number	Application Type	Project Name	Date Approved
PL03-01P SU03-02	Preliminary Plan, and Special Use Permit	St. James Catholic High School	March 18, 2003
PL03-07F PT03-05F	Final Plan and Final Plat	St. James Academy	April 22, 2003
PL06-36FR	Final Plan	St. James Athletic Facilities	October 30, 2006
PL09-01PR	Revised Preliminary Plan	St. James Athletic Fields	May 19, 2009
PL09-08FR	Revised Final Plan	St. James Athletic Fields	August 3, 2009
PL23-02FR	Revised Final Plan	St. James Multi-Purpose Building	March 6, 2023
PL23-07FR	Revised Final Plan	St. James Stadium Improvements	December 4, 2023
DV25-02	Deviation	SJA Stadium Sound System	May 20, 2025

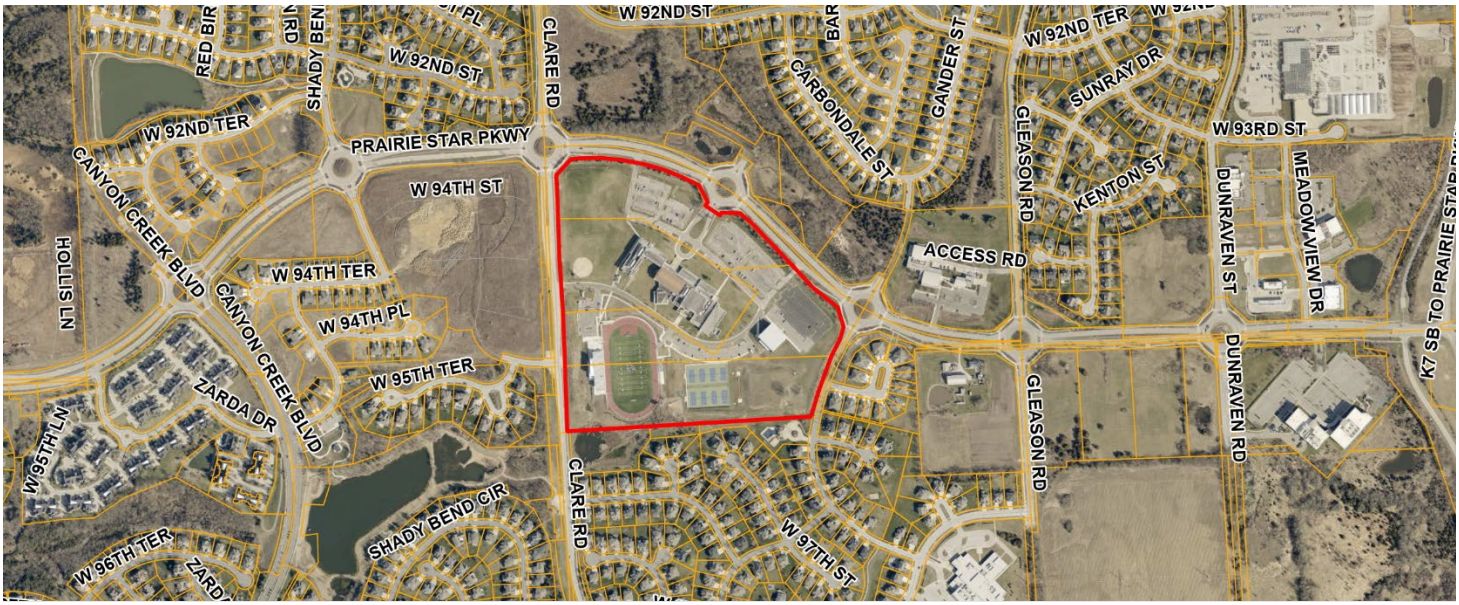
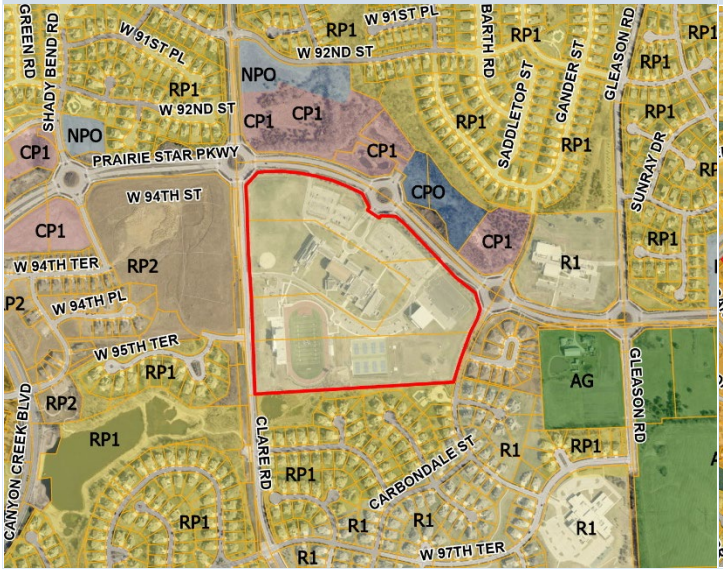


Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The proposed Cultural Arts Center auditorium addition is a building addition to the main St. James Academy high school campus building. A school, secondary is permitted in the R-1 Zoning District by special use permit (SUP). The initial preliminary plan for the campus was approved in the spring of 2003. A permanent SUP and final plan were approved in the spring of 2003 (SU03-02, PL03-07F). A revised preliminary plan was approved in 2009 (PL09-01PR) and the school began development the same year. Several plans have been approved for the campus since 2009, including plans for the multipurpose building (PL23-02FR) and upgrades to the stadium in 2023 (PL23-07FR).

Zoning Map



Future Land Use Map

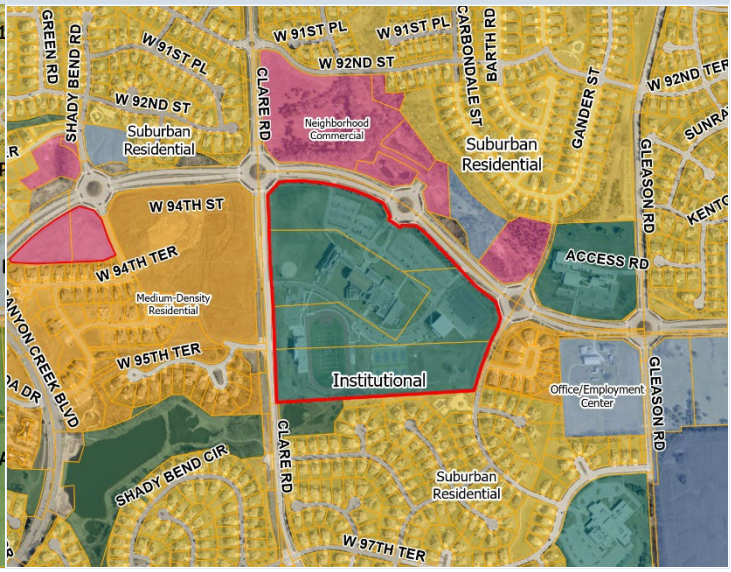


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Zoning	Land Use Classification	Current Use
Subject Property	R-1 Residential Single-Family District	Institutional	Private high school
North	CP-O, Planned General Office District and CP-1 Planned Neighborhood Commercial District	Neighborhood Commercial	Undeveloped land
South	RP-1 Residential Planned (Low-Density) District	Suburban-Density Residential	Single-Family Residential Subdivision
East	RP-2 Residential Planned (Intermediate-Density) District	Medium-Density Residential	Undeveloped Land
West	RP-2 Residential Planned (Intermediate-Density) District	Medium-Density Residential	Duplex Residential Subdivision

REVISED PRELIMINARY PLAN REVIEW

The applicant is requesting approval of a revised preliminary plan for a new 20,967 SF auditorium building addition known as the "Cultural Arts Center" at the St. James Academy high school campus, as well as future planned additions to the principal building of 15,950 SF for two future classrooms and 8,934 SF to the multipurpose building. The campus includes the main high school building, parking areas, an athletic stadium, sports fields, and an accessory multipurpose building.

The auditorium addition, which is planned to be the first phase, will occur on the northeast corner of the existing building. Modifications will be made to the drive aisle along the front of the building to add a pedestrian loading zone in front of the building. Future additions will occur as funding allows on the southwest and southeast sides of the principal building and the east side of the multipurpose building.

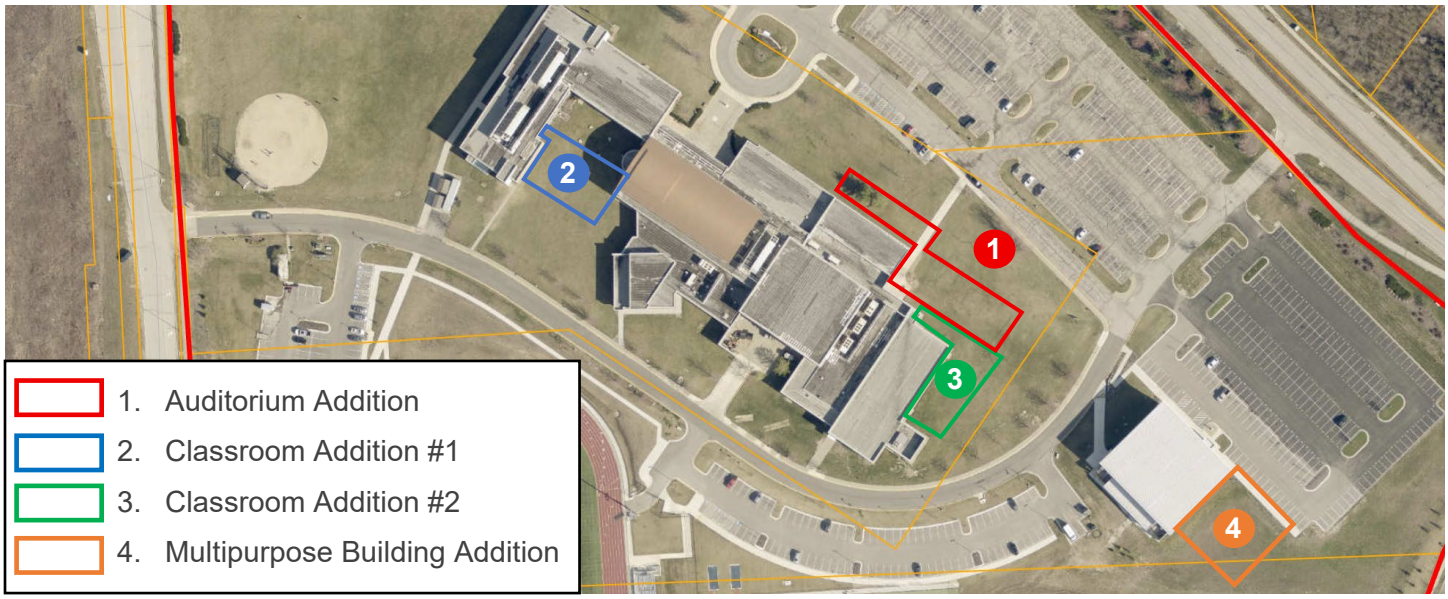


Exhibit 2: Future expansion areas.

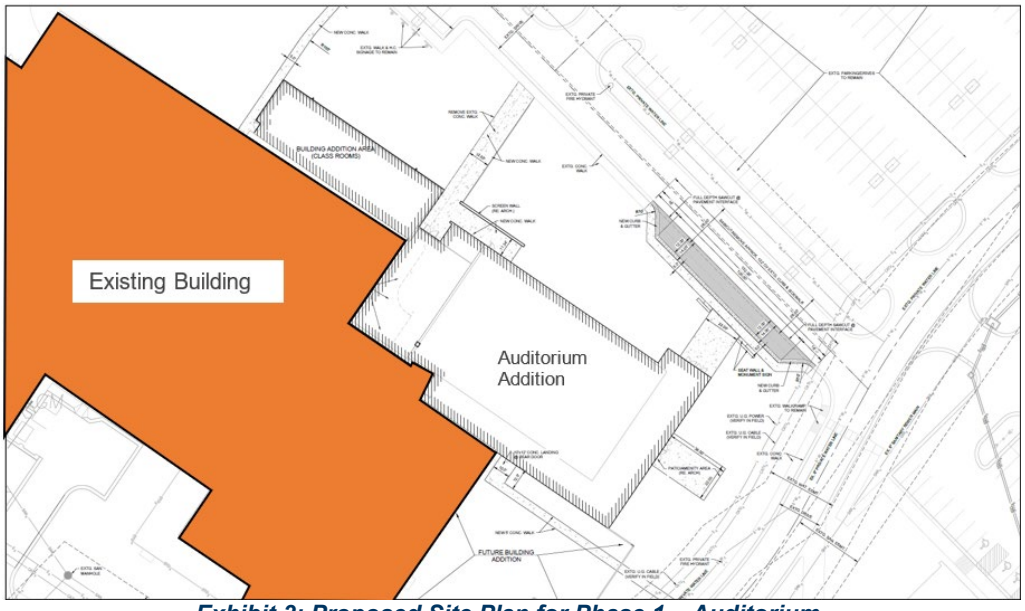


Exhibit 3: Proposed Site Plan for Phase 1 – Auditorium.

DIMENSIONAL STANDARDS

The main school building is located in the center of the overall St. James property. All proposed expansions to the main building and multipurpose building are expected to meet the setbacks indicated in Tables 3 and 4, subject to resolution of the existing property line affecting the multipurpose building addition. An existing property line affects the proposed multipurpose building addition and must be resolved before construction. The applicant may either relocate or remove the property line through a revised final plat or work with the Johnson County RTA to combine the parcels into a single parcel.

TABLE 3: DIMENSIONAL ANALYSIS – MAIN SCHOOL BUILDING

Yard	Required Minimum	Proposed	Difference
Front Yard Setback	35’	315’	+ 280’
Side Yard Setback	30’	350’	+ 320’
Side Yard, Corner Setback	30’	350’	+ 320’
Rear Yard Setback	20’	515’	+ 495’
Building Height	No minimum / maximum for non-residential buildings	40’	N/A

TABLE 4: DIMENSIONAL ANALYSIS – MULTIPURPOSE BUILDING

Yard	Required Minimum	Proposed	Difference
Front Yard Setback	35’	390’	+ 355’
Side Yard East	30’	304’	+ 274’
Side Yard West	30’	170’	+ 140’
Rear Yard Setback	20’	376’	+356’
Building Height	No minimum / maximum for non-residential buildings	40’	N/A

PUBLIC IMPROVEMENTS

There are no public improvements expected with this project. This project is for a series of building additions with a loading zone to accommodate the new auditorium and will not require the construction or relocation of any public roads, trails, or sidewalks.

ACCESS, TRAFFIC, AND PARKING

Access into the site occurs from two entrances on Prairie Star Parkway and one entrance on Clare Road. A private interior road network connects the parking areas, school, and athletic fields. There is a 25-space parking lot expansion planned on the northern portion of the site, along the Prairie Star Parkway frontage, which will receive access from existing internal drives. The proposed parking lot expansion will meet required parking setbacks, including landscape buffering, and will not include additional access from Prairie Star Parkway.

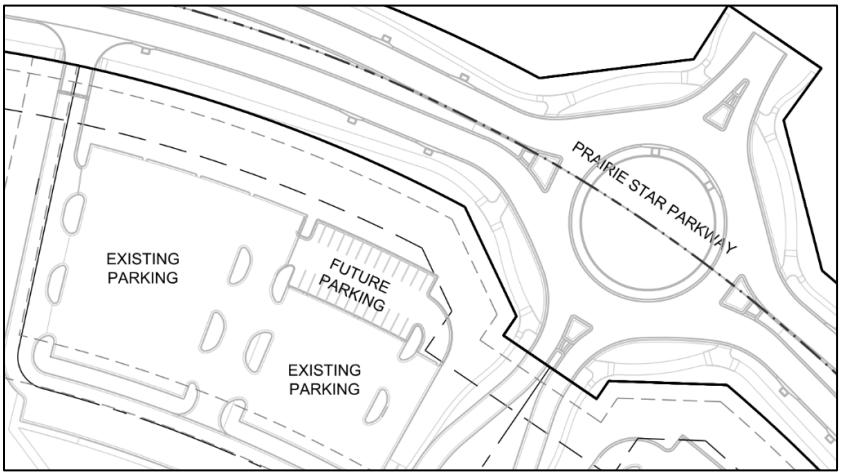


Exhibit 4: Future Parking Expansion

Most performances within the proposed auditorium are expected to be held outside of typical class hours, so the need for parking is not expected to overlap between student/employee school day parking and performance event parking. The auditorium building addition will result in a new pedestrian loading zone being added along the main interior road to accommodate pick-up/drop-off in close proximity to the new auditorium. Future planned additions to the site do not appear to require any alteration to site circulation or site access.

TABLE 5: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
High School	0.50 spaces for every student and 1 space for every employee	576	665 (+25 Planned)	**+ 89 (+114 planned)**

STORMWATER

The proposed project is consistent with the previously approved stormwater management plan, which has been previously implemented/constructed.

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

Additional lighting will be added to the exterior of the additions. Site and exterior lighting on private development is subject to Section 4-1-C-4-I of the UDC. A more detailed lighting plan will be provided and considered with the final plan submittal for each expansion phase.

LANDSCAPING

As the campus has developed, landscaping has been installed in phases along the streets and throughout the site. The undeveloped areas of the campus are not landscaped. These areas are along the southeasterly part of the site.

The auditorium expansion will include landscaping along the perimeter of the building and exterior walkways, including evergreen and ornamental trees as shown in Exhibit 5. It is expected that some of this proposed landscaping will be relocated/replaced when the future expansion of Area 3 is added to the south of the proposed auditorium. Coniferous tree species have been added along the northern perimeter of the building to act as screening for the longer façade. These species will have year-round foliage to preserve the screening. Future site expansion will be reviewed separately for compliance with the UDC. There are no other on-site landscaping alterations planned at this time.

The proposed auditorium landscaping meets the perimeter planting requirements of Section 4-1-D-2-L of the UDC. The proposed landscape plan also meets the standards for street trees, internal parking lot landscaping, and conforms to the internal parking lot requirements.

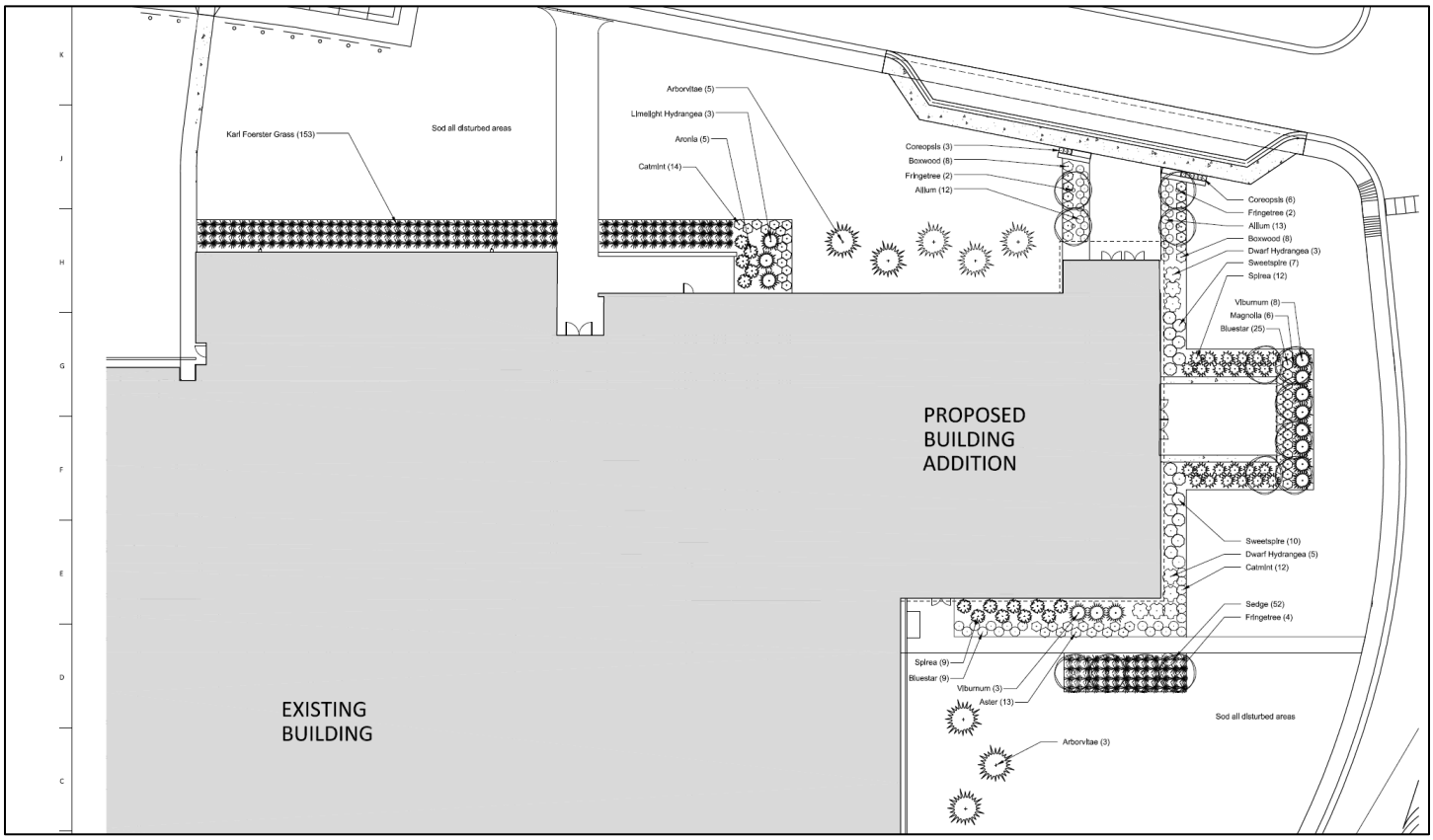


Exhibit 5: Landscape Plan for Phase 1 – Auditorium.

ARCHITECTURE

The proposed auditorium addition will use a similar exterior finish and material palette as the existing building. The addition will feature a variety of modular brick, including burgundy, beige, and “ironspot”, as well as preformed metal panels with brick facing and aluminum accenting around the new entrances. The upper half of the auditorium addition will include a ribbed brick pattern, distinct from the remainder of the building. This articulation, while not seen on the rest of the building, adds an interesting and distinct pattern to the building and helps break up what would otherwise be a long facade. It is not uncommon for the gymnasium or auditorium of a school building to feature a different, more distinct pattern or design than the remainder of the building. Landscaping will be installed near the base of the building along the northern elevation to provide year-round screening of the lower, less articulated portion of the new auditorium addition. Staff supports this architectural feature and believes it will enhance the overall look of the building.

The primary entrance into the new auditorium will be from the north from the main parking lot. A secondary entrance will connect from the south from the southern parking lot and walkways. These entrances will lead directly into the auditorium. A third entrance will come from the north and provide direct access into the backstage classroom areas. The addition will also feature an outdoor patio area, which will only be accessible through the interior of the building.

Future additions to the principal structure and multipurpose building will be reviewed separately for compliance with architectural standards; however, Staff notes that these additions will need to match the character and materials of the existing buildings.



Exhibit 6: Rendering of Phase 1 – Auditorium Addition.

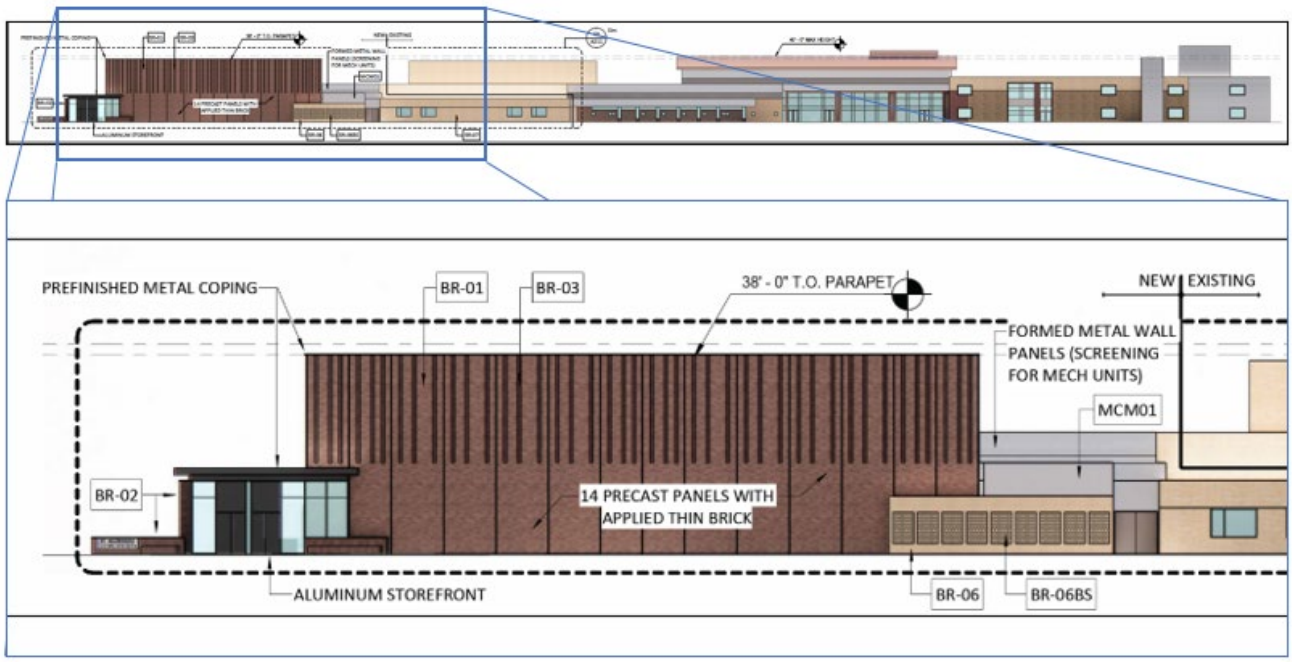


Exhibit 7: Elevation for Phase 1 – Auditorium Addition.

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on October 20, 2026.
- The applicant must submit a revised final plan application for each phase of this preliminary plan prior to applying for permit(s).
- Before permits are issued for the multipurpose building addition, the applicant must resolve the existing property line issue through one of two options: (1) submit a revised final plat to relocate or remove the property line; or (2) work with the Johnson County RTA to combine the parcels into a single parcel.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

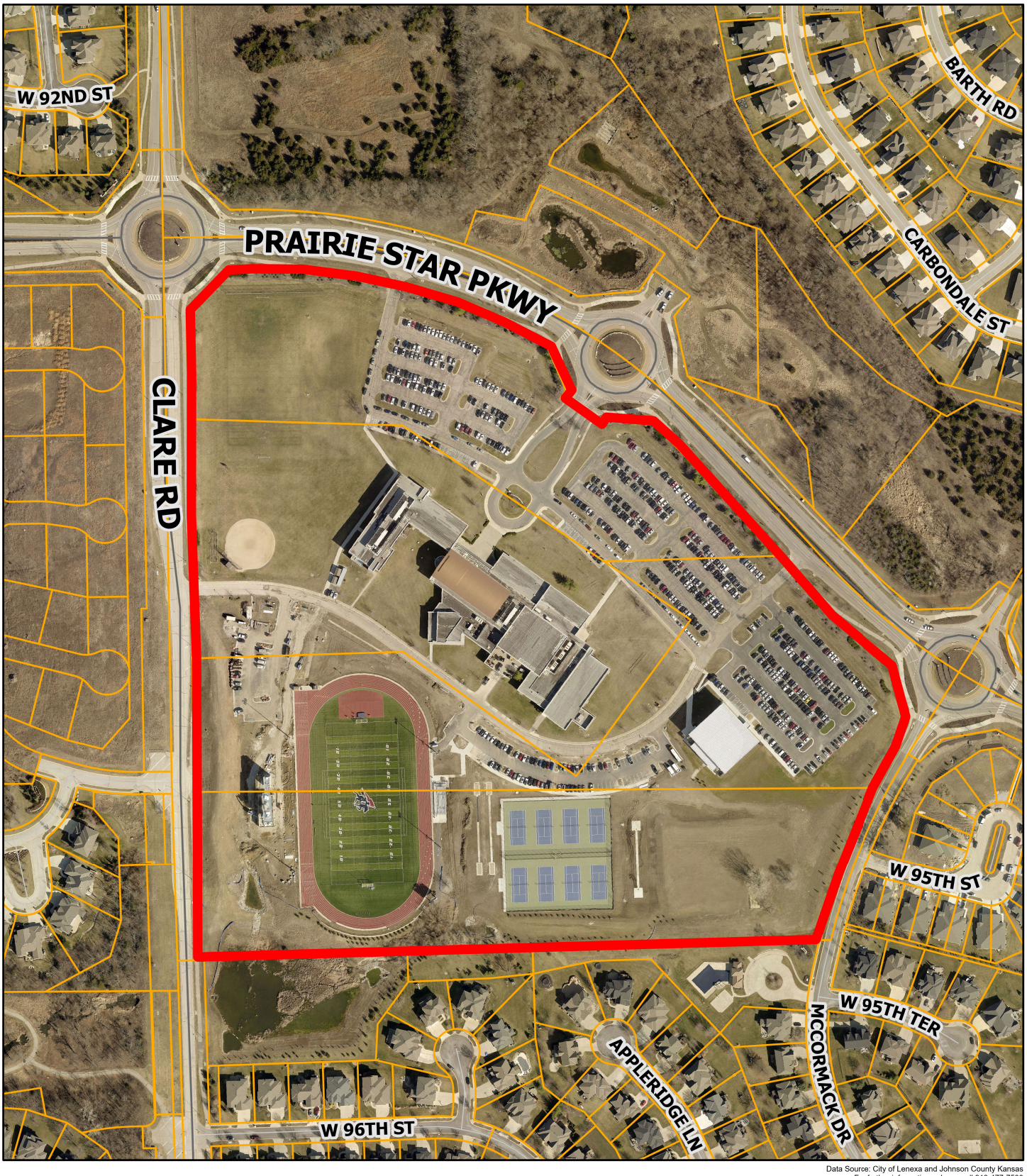
RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the proposed revised preliminary plan for St. James Academy Cultural Arts Center & Future Additions.**

- The project will include a 20,967 SF Cultural Arts Center auditorium addition, as well as two future expansions totaling 15,950 SF for the principal structure and 8,934 SF for the multipurpose building.
- 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*** to create ***Inviting Places***.

REVISED PRELIMINARY PLAN

Staff recommends **APPROVAL** of the revised preliminary plan for PL26-06PR – **St. James Academy Cultural Arts Center & Future Additions** at 24505 Prairie Star Parkway, for a school, secondary use.



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

St. James Academy
Cultural Arts Center Addition

N

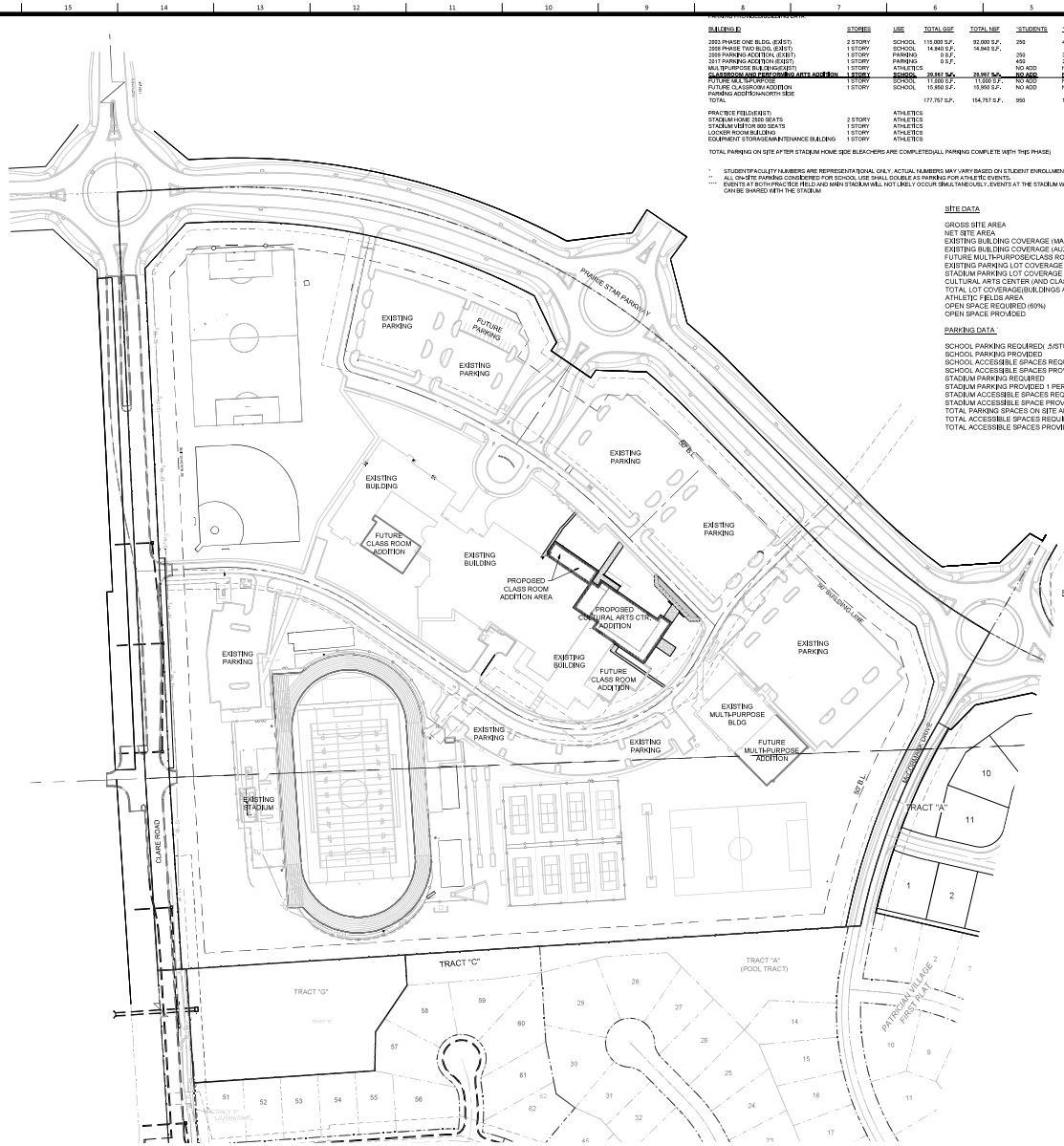
0 150 300 600
Feet

Lenexa
KANSAS

PARKING PROVISIONS EXISTING

BUILDING ID	STORIES	USE	TOTAL GSF	TOTAL NSF	*STUDENTS	*STAFF	PARKING REQUIRED (.5/STUDENT+1/EMPLOYEE)	PARKING PROVIDED	ADA STALLS (REQ'M'D/REQ, OVERALL/PROV.)
2003 PHASE ONE BLDG. (EXIST)	2 STORY	SCHOOL	119,000 S.F.	92,000 S.F.	250	40	165 STALLS	291 STALLS	7/12 (PER TABLE 1106.1)
2008 PHASE TWO BLDG. (EXIST)	1 STORY	SCHOOL	14,840 S.F.	14,840 S.F.					
2008 PARKING ADDITION (EXIST)	1 STORY	PARKING	0 S.F.		250	35	**160 STALLS	140 STALLS(431 TOTAL)	5/8/14 (PER TABLE 1106.1)
2017 PARKING ADDITION (EXIST)	1 STORY	PARKING	0 S.F.		450	26	**251 STALLS	186 STALLS(611 TOTAL)	6/13/14 (2% OF TOTAL 14 EXIST)
MULTIPURPOSE BLDG(NEW/EXIST)	1 STORY	ATHLETICS			NO ADD	NO ADD	*INCL. W H.S. USE	56 SPACES(667 STALLS)	3/12/18 (2% OF TOTAL)
CLASSROOM AND PERFORMING ARTS ADDITION	1 STORY	SCHOOL	29,667 S.F.	29,667 S.F.	NO ADD	NO ADD	*INCL.W H.S. USE	NO NEW PKG ADDED	
FUTURE MULTIPURPOSE	1 STORY	SCHOOL	11,600 S.F.	11,600 S.F.	NO ADD	NO ADD	*INCL. W H.S. USE	NO NEW PKG ADDED(667 TOTAL)	
FUTURE CLASSROOM ADDITION	1 STORY	SCHOOL	15,950 S.F.	15,950 S.F.	NO ADD	NO ADD	*INCL. W H.S. USE	NO NEW PKG ADDED(667 TOTAL)	
PARKING ADDITION-NORTH SIDE								26 STALLS (MAY NOT BE CONSTRUCTED DUE TO COST)	
TOTAL			177,757 S.F.	154,757 S.F.	950	101	576 STALLS	667 STALLS(EXCL NORTH SIDE 26 SPACES ADD)	13/18 (2% OF TOTAL)
PRACTICE FIELD(EXIST)		ATHLETICS					*INCL. W H.S. USE		
STADIUM HOME 2500 SEATS	2 STORY	ATHLETICS					625 STALLS(.25/SEAT)	160 NEW STALLS(827 TOTAL)	5/17/30 (2% OF TOTAL)
STADIUM VISITOR 800 SEATS	1 STORY	ATHLETICS					200 STALLS(.25/SEAT)	ALL PKG COMPLETED WITH STADIUM HOME	
LOCKER ROOM BUILDING	1 STORY	ATHLETICS					*INCL. W H.S. USE	NO NEW PKG ADDED SINCE PART OF SCHOOL USE	
EQUIPMENT STORAGE/MAINTENANCE BUILDING	1 STORY	ATHLETICS					*INCL. W H.S. USE	NO NEW PKG ADDED SINCE PART OF SCHOOL USE	
TOTAL PARKING ON SITE AFTER STADIUM HOME SIDE BLEACHERS ARE COMPLETED(ALL PARKING COMPLETE WITH THIS PHASE)								827 STALLS	

* STUDENT/FACULTY NUMBERS ARE REPRESENTATIONAL ONLY. ACTUAL NUMBERS MAY VARY BASED ON STUDENT ENROLLMENT
** ALL ON-SITE PARKING CONSIDERED FOR SCHOOL USE SHALL DOUBLE AS PARKING FOR ATHLETIC EVENTS.
*** EVENTS AT BOTH PRACTICE FIELD AND MAIN STADIUM WILL NOT LIKELY OCCUR SIMULTANEOUSLY. EVENTS AT THE STADIUM WILL BE RELATED TO SCHOOL ACTIVITIES AND WILL MOST LIKELY TO OCCUR DURING CLASSROOM HOURS THEREFORE PARKING FOR THE SCHOOL CAN BE SHARED WITH THE STADIUM



SCALE: 1" = 100'

SITE DATA

GROSS SITE AREA	50 AC 2,178,000 S.F.
NET SITE AREA	50 AC 2,178,000 S.F.
EXISTING BUILDING COVERAGE (MAIN & MULTIPURPOSE BUILDINGS)	153,976 S.F.
EXISTING BUILDING COVERAGE (AUX GYM, AUDITORIUM, CLASSROOM, LOCKERROOM, VISITOR STADIUM, MAINTENANCE)	59,323 S.F.
FUTURE MULTI-PURPOSE/CLASS ROOM ADDITIONS	27,001 S.F.
EXISTING PARKING LOT COVERAGE (MAIN & MULTIPURPOSE BUILDINGS)	323,786 S.F.
STADIUM PARKING LOT COVERAGE	63,833 S.F.
CULTURAL ARTS CENTER (AND CLASSROOMS)	20,320 S.F.
TOTAL LOT COVERAGE(BUILDINGS AND PARKING LOTS)	641,558 S.F. (29.462%)
ATHLETIC FIELDS AREA	449,559 S.F. (20.64%)
OPEN SPACE REQUIRED (60%)	1,306,800 S.F.
OPEN SPACE PROVIDED	1,536,442 S.F. (70.54%)

PARKING DATA

SCHOOL PARKING REQUIRED(.5/STUDENT + 1/EMPLOYEE) (950 STUDENTS+101 EMP.)	576 SPACES
SCHOOL PARKING PROVIDED	665 SPACES
SCHOOL ACCESSIBLE SPACES REQUIRED (2% OF TOTAL)	13 SPACES
SCHOOL ACCESSIBLE SPACES PROVIDED	26 SPACES
STADIUM PARKING REQUIRED	NO UDO REQ.
STADIUM PARKING PROVIDED 1 PER 4.0 SEATS (3300 SEATS/4 STALLS)	825 SPACES (665 SCHOOL SPACES + 160 STADIUM PARKING)
STADIUM ACCESSIBLE SPACES REQUIRED	17 SPACES
STADIUM ACCESSIBLE SPACE PROVIDED	17 SPACES
TOTAL PARKING SPACES ON SITE ALL PHASES	825 SPACES (26 FUTURE SPACES NOT INCL. DUE TO COST)
TOTAL ACCESSIBLE SPACES REQUIRED	17 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED	26 SPACES

LEGAL DESCRIPTION

R-1 (Catholic High School site)

Part of the Southwest One-Quarter of Section 33, Township 12 South, Range 23 East and part of the Northwest One-Quarter of Section 4, Township 13 South, Range 23 East in the City of Lenexa, Johnson County, Kansas, more particularly described as follows:

LOT 1 St. James Academy

ZONING: R-1 SINGLE FAMILY
BUILDING USE: EDUCATIONAL

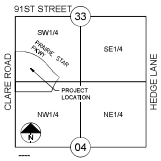
VICINITY ZONING	USE
NORTH:	CP-O/CP-1 OFFICE/COMMERCIAL	VACANT
SOUTH:	R-1 SINGLE FAMILY	CANYON CREEK
EAST:	RP-2 SINGLE FAMILY	WHEATLEY POINT
WEST:	RP-2 SINGLE FAMILY	MIZE HILL

FUTURE PHASE DESCRIPTION

A. CULTURAL ARTS CENTER - 2027
B. LOCKER ROOM ADDITION-AS DONATIONS AND FUNDING BECOME AVAILABLE
C. EQUIPMENT AND MAINTENANCE BUILDING-AS DONATIONS AND FUNDING BECOME AVAILABLE
D. AUDITORIUM ADDITION - NE CORNER OF BUILDING- AS DONATIONS AND FUNDING BECOME AVAILABLE
E. CLASSROOM ADDITION - SW CORNER OF BUILDING-AS DONATIONS AND FUNDING BECOME AVAILABLE

GENERAL NOTES

1. ALL PROPOSED SIDEWALKS SHALL COMPLY WITH SECTION 4-1-C-7-B-1
2. ALL PARKING STALLS SHALL BE 90°
3. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE CITY OF LENEXA'S MUNICIPAL CODE.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
5. ALL FENCING TO BE USED SHALL BE BLACK COATED VINYL CHAIN LINK. ALL EXISTING CHAIN LINK TO BE APPROVED WITH THIS PLAN SHALL BE SPRAYED WITH BLACK COATING.
6. FUTURE PHASES WILL BE FUNDED AND CONSTRUCTED BY DONATIONS ONLY. THEREFORE PROPOSED PHASING AND ACTUAL CONSTRUCTED AREA WILL BE SUBJECT TO CHANGE AND DETERMINED BY PERMIT SUBMITTALS. REFER TO PHASING DESCRIPTION BELOW FOR FURTHER DETAIL.



SECTION 04-13-23
SECTION 33-12-23

LOCATION MAP
SCALE 1" = 2000'

OWNER/DEVELOPER:

CATHOLIC ARCHDIOCSE OF KANSAS CITY IN KANSAS
KURT HEINEN
12615 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
p 913-647-0322
f 785-294-0126
KHEINEN@ARCHKCK.ORG

multistudio

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

owner: **St James Academy**	architect: **Multistudio**
24505 Prairie Star Pkwy	4200 Pennsylvania
Lenexa, KS	Kansas City, MO 64111
	816.931.6655
	multi-studio
civil engineer: **Schlagel & Associates**	structural engineer: **Bob. D. Campbell & Co.**
14920 W. 107th Street	4558 Belleview Ave
Lenexa, KS 66215	Kansas City, MO 64111
913.492.5158	816.531.4144
www.schlagelassociates.com	www.bdc-engrs.com
mep engineer: **Smith & Boucher Engineers**	theatre consultant: **Rose Steele Consulting**
25618 W 103rd St	5620 Page Mill Drive
Olathe, KS 66061	San Jose, CA 95111
913.345.2127	650.468.8858
www.smithboucher.com	www.rosesteeleconsulting.com
acoustic consultant: **Acoustical Design Kubicki**	lighting: **Lighting Consultant**
6229 W Hedgehog Place	123 Anystreet
Phoenix, AZ 85083	Anytown, USA 00000
913.205.6992	000-000-0000
www.adkllc.com	www.website.com

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
SCHLAGEL & ASSOCIATES
14920 W 107 W St
Lenexa, KS 66215
KS Certificate of Authority #E-206 #LA-29 #LS-54
Phone Number - 913-492-5158

Issue Date: 8/15/2026

Revisions

NUMBER	DESCRIPTION	DATE
01	City Planning Review	09-01-26

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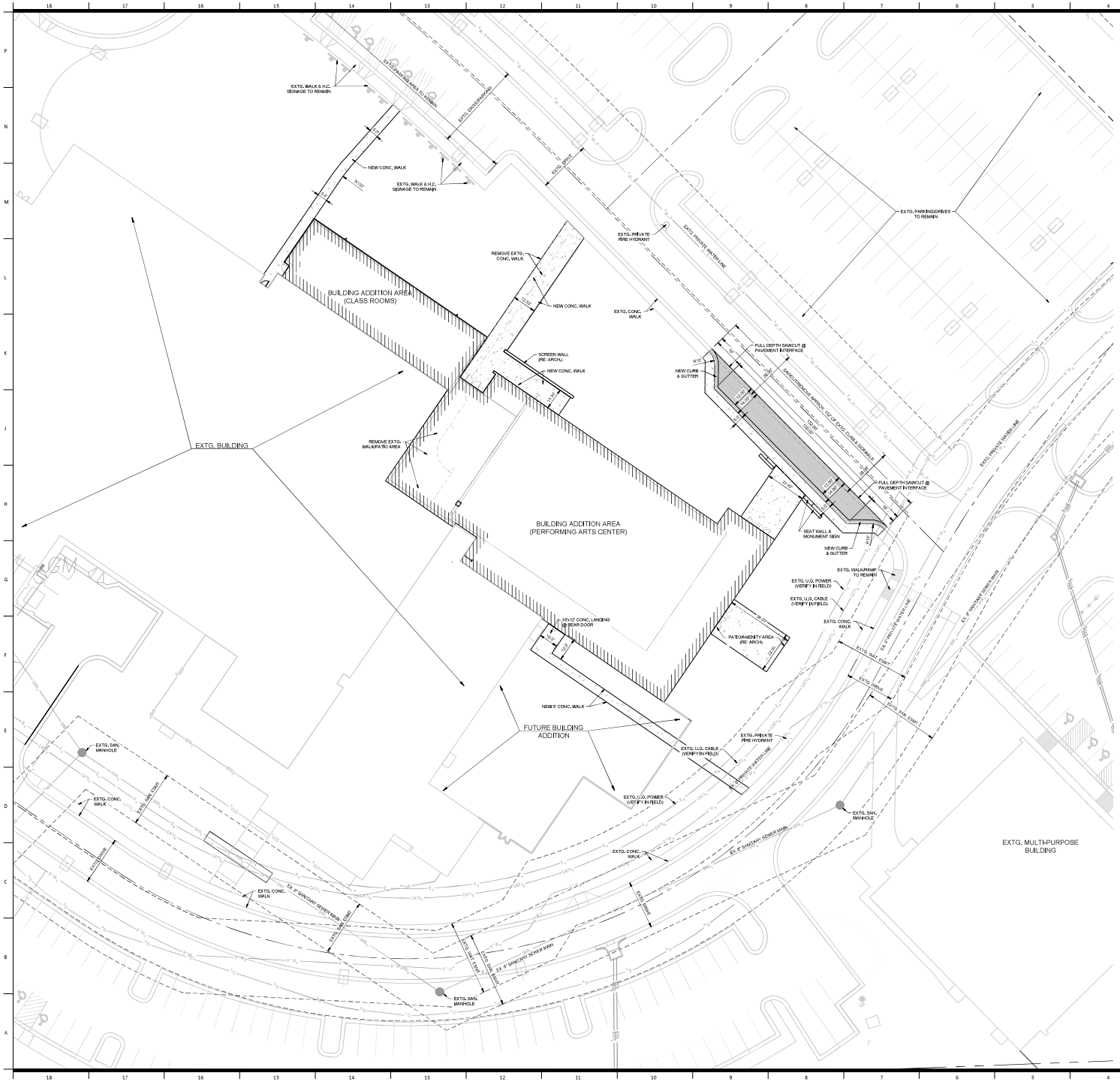
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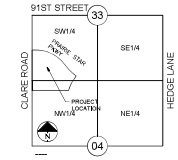
Overall Campus Site Plan

C1.0

Preliminary Development Plan

I:\PROJECTS\2024\24-2269.3 Design\3.0 DWG Plans\2.0 PD\PO4-28 PDP SITE PLANS.dwg, MP: ARCH full bleed E1 (30.00 x 42.00 Inches), 1:1





SECTION 04-13-23
SECTION 33-12-23

LOCATION MAP
SCALE 1" = 2000'

PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- 4" CONCRETE SIDEWALK
- TYPE "B" - CURB & GUTTER
- TYPE "B" - CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER



SCALE: 1" = 20'

multistudio

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

owner: **St James Academy** 24505 Prairie Star Pkwy Lenexa, KS	architect: **Multistudio** 4200 Pennsylvania Kansas City, MO 64111 816.931.6655 multi.studio
civil engineer: **Schlagel & Associates** 14920 W. 107th Street Lenexa, KS 66215 913.492.5158 www.schlagelassociates.com	structural engineer: **Bob. D. Campbell & Co.** 4338 Belleview Ave Kansas City, MO 64111 816.531.4144 www.bdc-engrs.com
mep engineer: **Smith & Boucher Engineers** 25618 W 103rd St Olathe, KS 66061 913.345.2127 www.smithboucher.com	theatre consultant: **Rose Steele Consulting** 5820 Page Mill Drive San Jose, CA 95111 650.468.8858 www.rosesteeleconsulting.com
acoustic consultant: **Acoustical Design Kubicki** 6229 W Hedgehog Place Phoenix, AZ 85083 913.205.6992 www.adkllc.com	lighting: **Lighting Consultant** 123 Anystreet Anytown, USA 00000 000-000-0000 www.website.com

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NOT FOR CONSTRUCTION

Enlarged Scale Site Plan

C1.1

Preliminary Development Plan

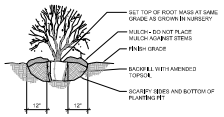
ALL SHRUB/PERENNIAL BEDS ARE TO HAVE 24" DEEP PREMIUM GARDEN SOIL WITH A pH BELOW 7.0 AND ORGANIC MATTER AS SPECIFIED. AN ADDITIONAL 12" OF SUBSOIL BELOW THE ADDED TOPSOIL SHALL BE TILLED AND NOT RE-COMPACTED. THIS SUBSOIL MUST NOT BE CONSTRUCTION DEBRIS OR GRAVEL.

IRRIGATION TO BE INSTALLED AT ALL PLANTING BEDS & DISTURBED LAWN AREAS

MAIN BUILIDING LANDSCAPE CALCULATION TABLE (FROM PREVIOUS APPROVED PLANS)

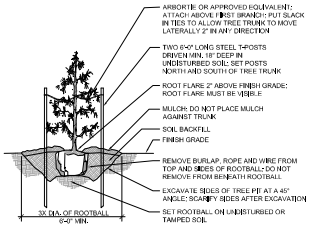
DESCRIPTION	ORDINANCE REQUIRMENT	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PERIMETER PLANTINGS ALONG STREETS SECTION 4-1-D-2-L PRAIRIE STAR PARKWAY(PARKWAY) 1,956 LF	2 SHADE TREES 3 ORNAMENTAL TREES 25 SHRUBS 200 S.F. BED SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF PUBLIC OR PRIVATE STREET FRONTAGE	39 SHADE TREES 59 ORNAMENTAL TREES 489 SHRUBS 3,912 S.F. BED	59 SHADE TREES 59 ORNAMENTAL TREES 48 EVERGREEN TREES INSTEAD OF 144 SHRUBS 978 SHRUBS 5,868 S.F. BED
PERIMETER PLANTINGS ALONG STREETS SECTION 4-1-D-2-L CLARE ROAD (ARTERIAL) 598 LF	2 SHADE TREES 1 ORNAMENTAL TREES 12 SHRUBS 75 S.F. BED SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF PUBLIC OR PRIVATE STREET FRONTAGE	12 SHADE TREES 6 ORNAMENTAL TREES 72 SHRUBS 449 S.F. BED	33 SHADE TREES 17 ORNAMENTAL TREES 28 EVERGREEN TREES INSTEAD OF 84 SHRUB 267 SHRUBS 1,622 S.F. BED
INTERNAL PARKING LOT 459,228 S.F.	LANDSCAPE AREA = 7.5% OF PARKING AREA 1 TREE PER 300 FEET OF LANDSCAPE AREA WITH AT LEAST 1 TREE PER ISLAND	34,442 S.F. L.S. AREA(7.5%) 114 TREES (BASED ON REQ. L.S. AREA) 229 TREES (PER ISLAND)	65,432 S.F. L.S. AREA 229 TREES 1 TREE PER ISLAND
MONUMENT SIGN LANDSCAPE 4-1-D-2-O	LANDSCAPE AREA 3 TIMES SIGN FACE 1 TREE PER 500 S.F. OF AREA 1 ORNAMENTAL TREE PER 200 S.F. OF AREA 2 SHRUBS PER 20 S.F. OF AREA	SIGN AREA AND BASE 120 S.F. LANDSCAPE AREA 360 S.F. 0 SHADE TREES 1 ORNAMENTAL TREES 9 SHRUBS	0 SHADE TREES 1 ORNAMENTAL 37 SHRUBS

****Prairie Star Buffer (School- LUI 5) - (CP-2 Zoned Use - LUI 8) - (Aterial Road LUI 4) = No LUI
****Clare Road (School- LUI 5) - (Residential LUI ') - (Arterial Road LUI 4) =No LUI



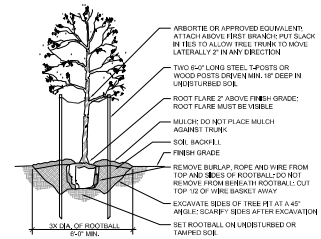
SHRUB PLANTING DETAIL L5

1/16" = 1'-0"



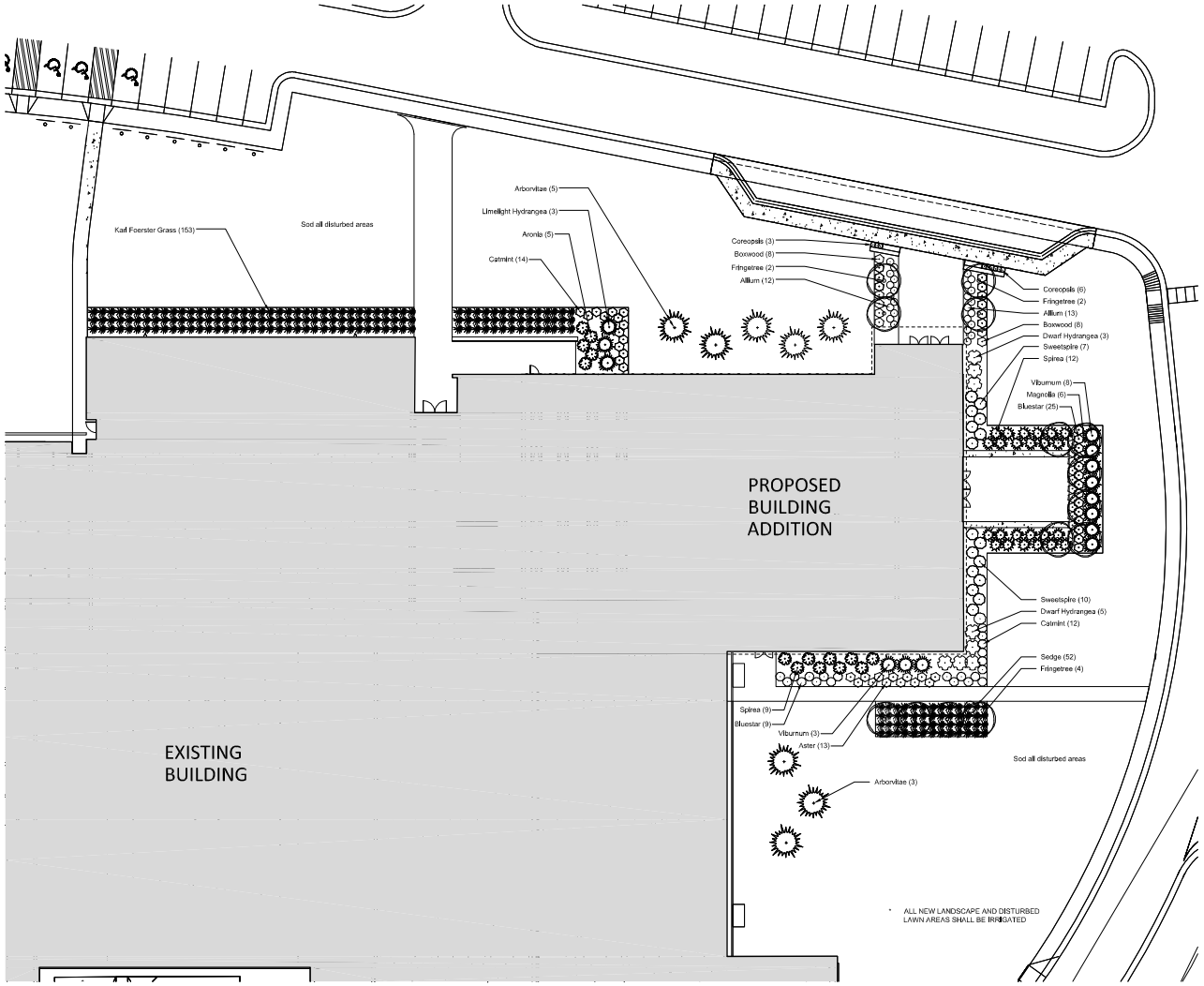
EVERGREEN TREE PLANTING DETAIL L3

1/16" = 1'-0"



DECIDUOUS TREE PLANTING DETAIL L2

1/16" = 1'-0"



PLANTING PLAN L4

1/16" = 1'-0"

LANDSCAPE NOTES:

1. REFER TO SPECIFICATIONS FOR ADDITIONAL LANDSCAPE REQUIREMENTS.

2. PRIOR TO BID SUBMISSION AND PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION WORK, THE LANDSCAPE CONTRACTOR SHALL REVIEW IN DETAIL AND BE VERY FAMILIAR WITH, THE PLANS AND SPECIFICATIONS. DEVIATIONS FROM THE PLANS AND SPECIFICATIONS ARE ABSOLUTELY NOT ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. LANDSCAPE INSTALLATION WORK NOT CONFORMING TO PLANS AND SPECIFICATIONS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR PRIOR TO PAYMENT FOR SUCH WORK.

3. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL. AFTER THE BIDS AWARDED, IT WILL BE REQUIRED THAT ALL SPECIFIED AND/OR APPROVED SUBSTITUTIONS SHALL BE INSTALLED BY CONTRACTOR WITH NO EXCEPTIONS.

4. PRIOR TO BID SUBMISSION AND PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION WORK, THE LANDSCAPE CONTRACTOR SHALL TOUR AND CAREFULLY REVIEW THE PROJECT SITE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS OR CHARACTERISTICS THAT WILL PREVENT LANDSCAPE INSTALLATION PER THE PLANS AND SPECIFICATIONS. NOTIFICATION OF UNSUITABLE CONDITIONS OR CHARACTERISTICS AFTER BIDDING, AFTER COMPLETION OF LANDSCAPE WORK, OR DURING THE WARRANTY PERIOD, SHALL NOT BE RECEIVED OR CONSIDERED BY THE LANDSCAPE ARCHITECT OR OWNER.

5. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES EXISTING WITHIN THE PROJECT SITE. THE LANDSCAPE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES RESULTING FROM LANDSCAPE INSTALLATION CONSTRUCTION.

6. LANDSCAPE CONTRACTOR TO VERIFY AND COORDINATE ALL GRADES AND ELEVATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY SITE EARTHWORK CONTRACTOR OF MAJOR DISCREPANCIES IN ELEVATIONS. LANDSCAPE CONTRACTOR SHALL VERIFY ALL GRADING AND DRAINAGE AS SHOWN ON CIVIL AND NOTIFY OWNER'S REPRESENTATIVE IF SITE CONDITIONS DIFFER FROM PLANS. ALL AREAS SHALL HAVE POSITIVE DRAINAGE.

7. ALL TREES, SHRUBS, AND GROUND COVER BEDS ARE TO RECEIVE MIN. 3" OF HARDWOOD MULCH, MEASURED AFTER SETTLEMENT HAS OCCURRED.

8. COORDINATE LOCATIONS OF PLANT MATERIAL WITH OTHER SITE ELEMENTS INCLUDING SIGNAGE AND LIGHTING. IF LOCATIONS OF SITE ELEMENTS VARY FROM PLAN, NOTIFY OWNER'S REPRESENTATIVE AND ADJUST LANDSCAPE PLANTINGS ACCORDINGLY TO ACHIEVE THE INTENDED EFFECT.

9. THE LANDSCAPE CONTRACTOR SHALL FOLLOW ALL LOCAL, COUNTY, AND STATE CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT REGARDING ANY DISCREPANCIES BETWEEN THESE CODES AND THE PLANS AND SPECIFICATIONS.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	REMARKS
		Evergreen Trees					
	1	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	8' Ht.	B&B		Full Dense Arborvitae
		Ornamental Trees					
	6	Cercis canadensis	Eastern Redbud	4-5' Ht.	B&B		Multi-stemmed, full canopy
	6	Magnolia x 'Jane'	Saucer Magnolia	4-5' Ht.	B&B		Multi-stem, Full canopy
		Shrubs					
	7	Aronia melanocarpa 'UCONN1'	Low Scape Mound Aronia	24" Ht.	#3 Pot	36" o.c.	Full, Full
	10	Buxus 'Green Velvet'	Green Velvet Boxwood	24" Ht.	#3 Pot	48" o.c.	Full, Full
	7	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	36" Ht.	#3 Pot	48" o.c.	Full, Full
	3	Hydrangea paniculata 'Little Lime'	Little Lime Dwarf Hydrangea	24" Ht.	#3 Pot	36" o.c.	Full, Full
	17	Ilex crenata 'SMNIIH'	Soft Touch Holly	24" Ht.	#3 Pot	36" o.c.	Full, Full
	5	Ilex x 'Conte' PP7017	Conte Holly	24" Ht.	#3 Pot	36" o.c.	Full, Full
	8	Rhododendron 'PJM'	PJM Rhododendron	24" Ht.	#3 Pot	36" o.c.	Full, Full
		Perennials / Groundcovers					
	25	Allium 'Summerdrift'	Summerdrift Allium	12" Ht.	#1	24" o.c.	Full, Full
	9	Amsonia 'Blue Ice'	Blue Ice Amsonia	12" Ht.	#1	24" o.c.	Full, Full
	25	Echinacea purpurea 'Pica Bella'	Pica Bella Coneflower	12" Ht.	#1	24" o.c.	Full, Full
	13	Symphyotrichum 'Purple Dome'	Purple Dome Aster	12" Ht.	#1	24" o.c.	Full, Full
		Ornamental Grasses / Sedges / Rush					
	153	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	12" Ht.	#1	24" o.c.	Full, Full
	52	Carex 'Ice Dance'	Ice Dance Sedge	12" Ht.		18" o.c.	Full, Full
		Turf grass to be Kentucky bluegrass					

PLANT SCHEDULE & NOTES L1

multistudio

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

owner:
St James Academy
24505 Prairie Star Pkwy
Lenexa, KS

architect:
Multistudio
4200 Pennsylvania
Kansas City, MO 64111
816.931.6629
multistudio.com

civil engineer:
Schlagel & Associates
14920 W. 107th Street
Lenexa, KS 66215
913.492.8400
www.schlagelassociates.com

structural engineer:
Bob. D. Campbell & Co.
4838 Belleview Ave
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lighting:
Lighting Consultant
123 Anystreet
Anytown, USA 00000
000.000.0000
www.website.com

Issue Date: 2/14/2025

Revisions

NUMBER	DESCRIPTION	DATE

ROBERT J. WHITMAN — REGISTERED — 840 — KANSAS — LANDSCAPE ARCHITECT

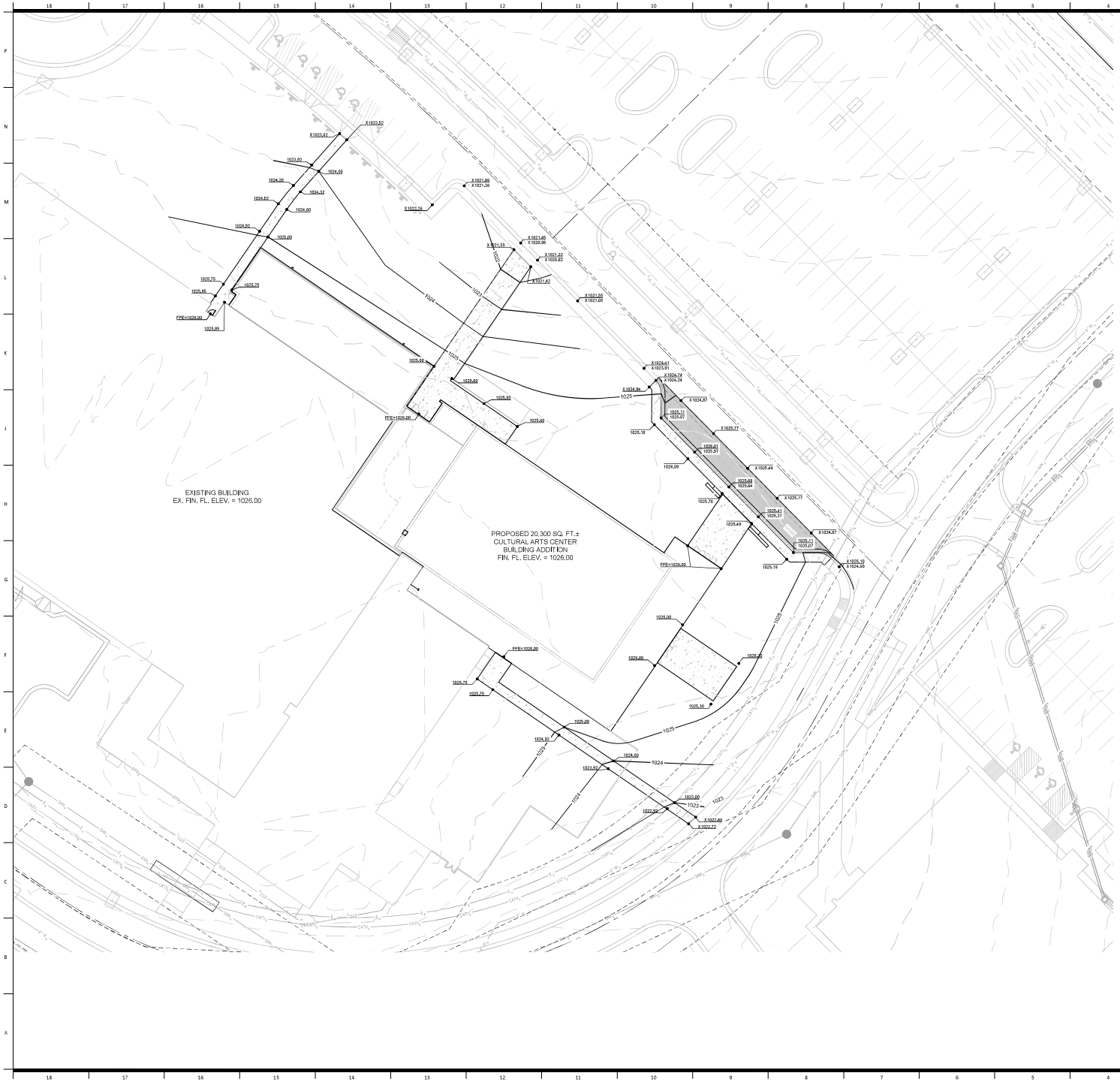
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PLANTING PLAN

L101

Development Plan



GRADING NOTES:

1. NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
2. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
3. PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
4. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LENEXA TECHNICAL SPECIFICATIONS.
6. EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY SCHLAGEL AND ASSOCIATES, P.A. - VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONIES WILL BE PAID FOR HAUL-IN OR HAUL-OFF OF MATERIAL.
7. ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC, TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
8. ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SODDED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LENEXA TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
9. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF KANSAS, AT THE CONTRACTOR'S EXPENSE.

GRADING LEGEND:

EXXXX	EXTG. SPOT ELEVATION
XX.XX	PROPOSED TOP OF CURB ELEV.
XX.XX	PROPOSED PAVEMENT GRADE ELEV. OR LIP OF CURB ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
1023	EXISTING CONTOUR
1023	PROPOSED CONTOUR

*- ALL SIDEWALKS TO BE INSTALLED WITH A 2.0% MAXIMUM CROSS SLOPE.

PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- 4" CONCRETE SIDEWALK
- TYPE "B" - CURB & GUTTER
- TYPE "B" - CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXISTING CURB & GUTTER

SCALE: 1" = 20'

PROJECT BENCHMARK:

BM-1

CHISELED SQUARE AT CENTERLINE OF CURB INLET ON NORTH SIDE OF 97TH TERRACE AT CLARE ROAD.

ELEV. = 1020.60

multistudio

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

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architect: Multistudio, 4200 Pennsylvania, Kansas City, MO 64111, 816.931.6655, multi.studio

civil engineer: Schlagel & Associates, 14920 W. 107th Street, Lenexa, KS 66215, 913.492.5158, www.schlagelassociates.com

structural engineer: Bob. D. Campbell & Co., 4338 Belleview Ave, Kansas City, MO 64111, 816.531.4144, www.bdc-engrs.com

mep engineer: Smith & Boucher Engineers, 25618 W 103rd St, Olathe, KS 66061, 913.345.2127, www.smithboucher.com

theatre consultant: Rose Steele Consulting, 5820 Page Mill Drive, San Jose, CA 95111, 650.468.8858, www.rosesteeleconsulting.com

acoustic consultant: Acoustical Design Collective, 6229 W Hedgehog Place, Phoenix, AZ 85083, 913.205.6992, www.adkllc.com

lighting: Lighting Consultant, 123 Anystreet, Anytown, USA 00000, 000-000-0000, www.website.com

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SCHLAGEL & ASSOCIATES
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Lenexa, KS 66215
KS Certificate of Authority #E-296 #LA-29 #LS-54
Phone Number - 913-492-5158

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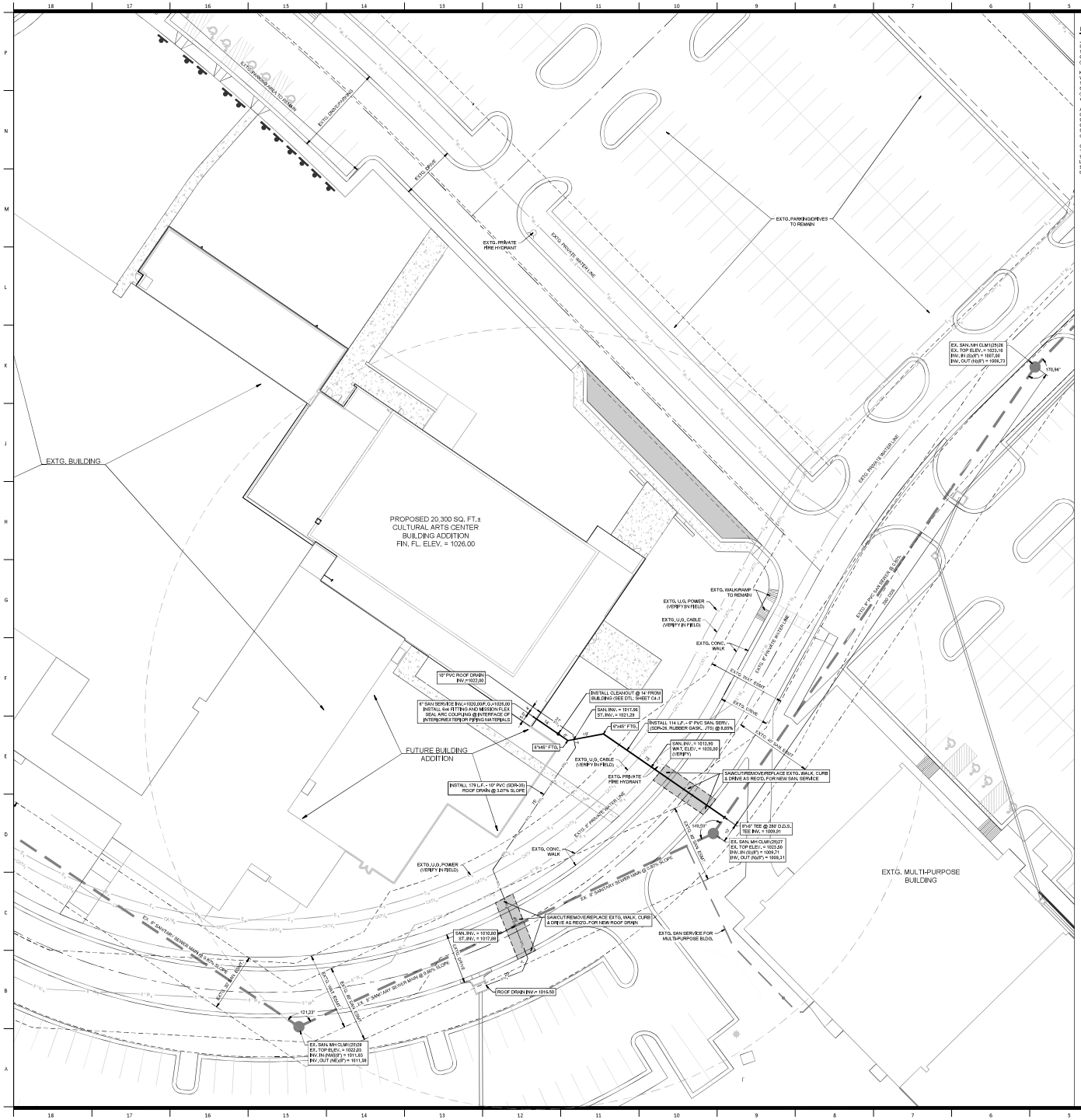
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NOT FOR CONSTRUCTION

Site Grading Plan

C2.0

Preliminary Development Plan



UTILITY COMPANIES

JOHNSON COUNTY WASTEWATER
SHANNON PARKS, P.E.
11811 S. SUNSET, SUITE 2500
OLATHE, KS 66061
(913) 715-8500

KANSAS GAS SERVICE
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william.arrens@onegas.com

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OVERLAND PARK, KANSAS 66207
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tom.reaves@surewest.com

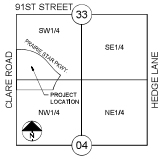
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LAUREN MARCUCCI
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913-305-3847
LMARCUCCI@GOOGLE.COM

EVERGY
GWEN CORCHES, DESIGN SUPERVISOR
16215 WEST 108TH STREET
LENEXA, KS 66219
(816) 652-1942
GWEN.CORCHES@EVERGY.COM

SPECTRUM
STEVE BAXTER
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OVERLAND PARK, KS 66212
(913) 451-5858

WATER DISTRICT NO. 1 OF JO. CO.
MATT CARTER
10747 RENNER BLVD.
LENEXA, KS 66219
(913) 895-5700

1-800 DIG SAFE



SECTION 04-13-23
SECTION 33-12-23

LOCATION MAP
SCALE 1" = 2000'

OWNER/DEVELOPER:

CATHOLIC ARCHDIOCESE OF KANSAS CITY IN KANSAS
KURT HEINEN
12615 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
p 913-647-0322
f 785-294-0126
KHEINEN@ARCHKCK.ORG

LEGAL DESCRIPTION:

Lot 1, Saint James Academy, a Subdivision in the City of Lenexa, Johnson County, Kansas

PROJECT ADDRESS:

24505 Prairie Star Parkway
Lenexa, Kansas 66227

PROJECT ARCHITECT:

Multistudio
Attn: Sally Wurtzler AIA, Leed AP, Well AP
4200 Pennsylvania Ave.
Kansas City, Missouri 64111
Phone: (816) 705-5309
Email: sally.wurtzler@multi.studio

GENERAL NOTES:

1. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LENEXA AND JOHNSON COUNTY WASTEWATER REQUIREMENTS AND SPECIFICATIONS.
2. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LENEXA MUNICIPAL CODE.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
4. CONNECTIONS TO THE PUBLIC STORM SEWER BETWEEN STRUCTURES WILL NOT BE PERMITTED.

UTILITY NOTES:

1. Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.
2. The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
3. Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
4. Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary and storm sewer lines. If minimum separations can not be obtained, concrete encasement of the sanitary or storm sewer line shall be required 10 feet in each direction of the conflict.
5. Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation.
6. The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
7. Trench spoils shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, trees, brush etc. shall be properly disposed of offsite. Materials may be wasted onsite at the direction of the Owner or his appointed representative

SANITARY NOTES:

1. ROOF DRAINS, GUTTER AND DOWNSPOUTS SHALL DISCHARGE TO THE UNDERGROUND STORM SEWER SYSTEM AS INDICATED AND SHALL NOT DISCHARGE TO THE THE SANITARY SEWER.
2. FOUNDATION DRAINS SHALL NOT DISCHARGE TO THE SANITARY SEWER SYSTEM.
3. A MINIMUM OF 30" OF COVER SHALL BE MAINTAINED OVER THE TOP OF THE SERVICE LINE AND A MINIMUM OF 36" OF COVER SHALL BE MAINTAINED OVER THE TOP OF SANITARY SEWER MAINS.
4. WHEN ADJACENT TO OR CROSSING A WATERLINE, TEN FEET OF HORIZONTAL SEPARATION AND TWO FEET OF VERTICAL SEPARATION SHALL BE REQUIRED.
5. DDS = DISTANCE TO DOWNSTREAM MANHOLE.
6. EOS = END OF STUB ELEVATION
7. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THEREOF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUESTED BY THE CITY.
8. SANITARY SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT JCW SERVICE LINE DESIGN AND CONSTRUCTION STANDARDS.

multistudio

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

owner:
St James Academy
24505 Prairie Star Pkwy
Lenexa, KS

architect:
Multistudio
4200 Pennsylvania
Kansas City, MO 64111
816.931.6655
multi.studio

civil engineer:
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14920 W. 107th Street
Lenexa, KS 66215
913.492.5158
www.schlagelassociates.com

structural engineer:
Bob, D. Campbell & Co.
4338 Belleview Ave
Kansas City, MO 64111
816.531.4144
www.bdc-engrs.com

mep engineer:
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theatre consultant:
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www.rosesteeleconsulting.com

acoustic consultant:
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913.205.6992
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lighting:
Lighting Consultant
123 Anystreet
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SCHLAGEL
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SCHLAGEL & ASSOCIATES
14920 W 107 W St
Lenexa, KS 66215
KS Certificate of Authority #E-296 #LA-29 #LS-54
Phone Number - 913-492-5158

Issue Date: 8/15/2026

Revisions

NUMBER	DESCRIPTION	DATE
01	City Planning Review	09-01-26

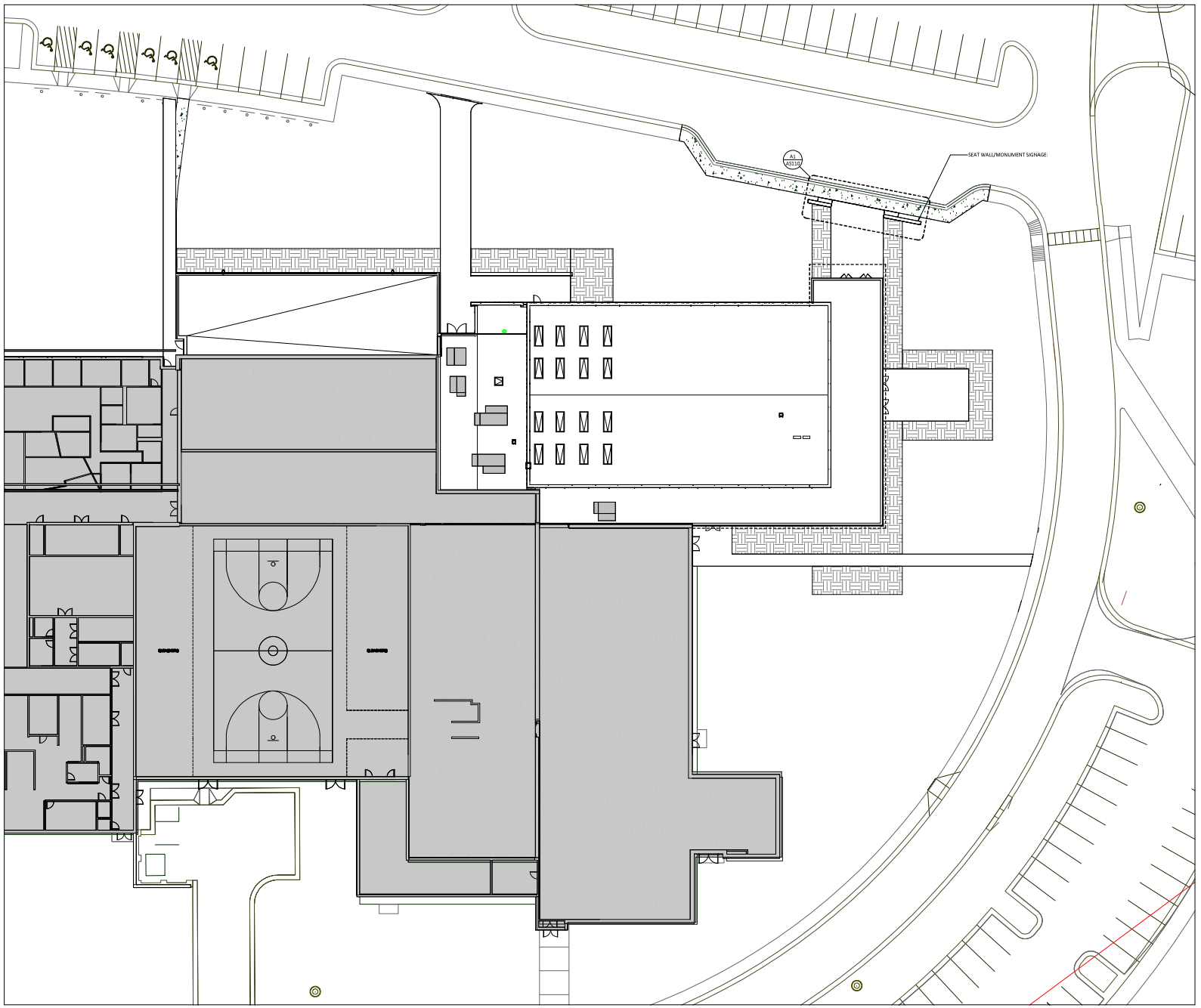
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NOT FOR CONSTRUCTION

Site Utility Plan

C3.0

Preliminary Development Plan



SITE PLAN A3

1/16" = 1'-0"

General Notes (Site Plan):

1. COORDINATE ALL SPOT ELEVATIONS AND DIMENSIONS WITH CIVIL/LANDSCAPE/STRUCTURAL DRAWINGS
2. PROVIDE POSITIVE DRAINAGE OF 1% MINIMUM / 2% MAXIMUM AT ALL EXTERIOR PAVED PEDESTRIAN AREAS SUCH AS SIDEWALKS, PATIOS, STAIRS, ETC. UNLESS NOTED OTHERWISE
3. PROVIDE POSITIVE DRAINAGE AWAY FROM THE
4. BUILDING OF 5% FOR A DISTANCE OF 10 FEET UNLESS NOTED OTHERWISE.
5. FINISH GRADE SLOPES SHALL BE NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL UNLESS NOTED OTHERWISE.

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Issue Date: 09/14/2026

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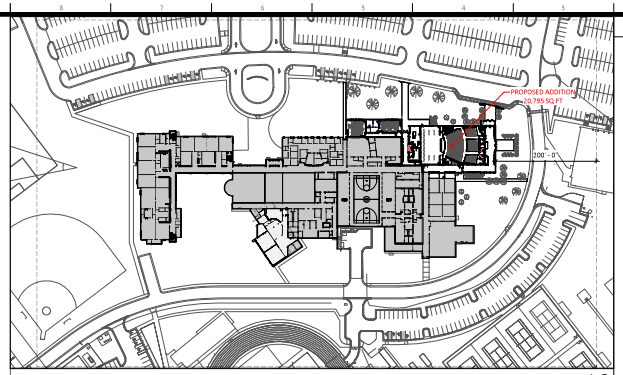
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ARCHITECTURAL SITE PLAN

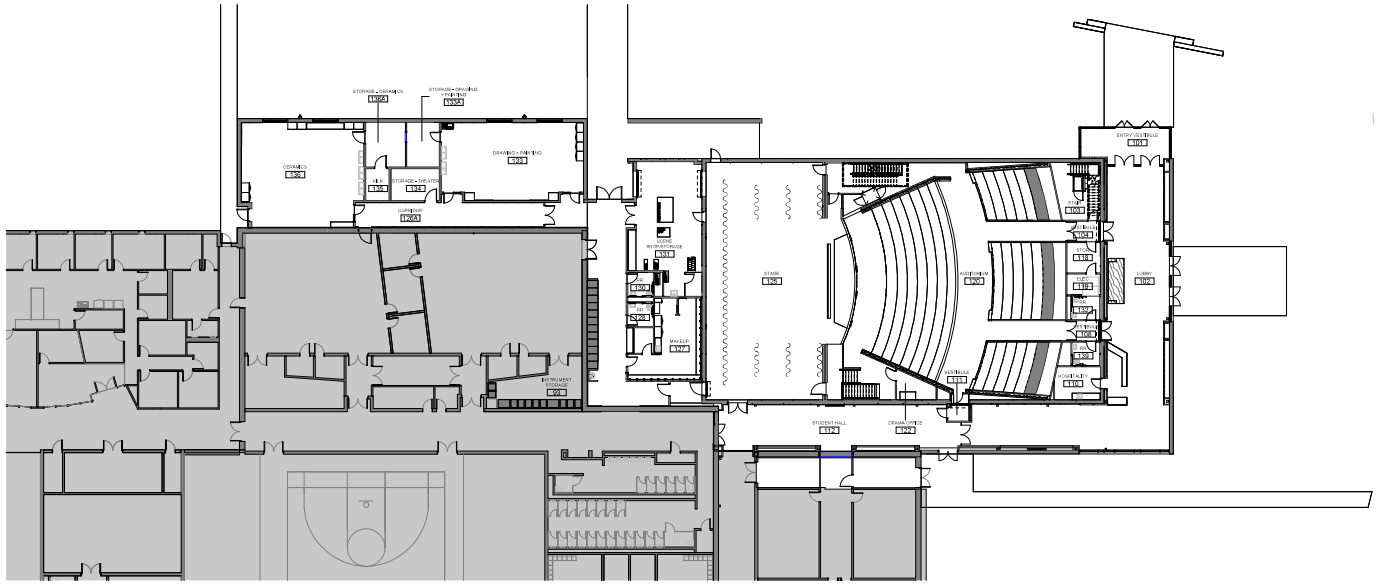
AS100

PRELIMINARY PLAN APPLICATION



KEY PLAN L3

1" = 100'-0"



OVERALL FLOOR PLAN A3

1/16" = 1'-0"

General Notes (Floor Plans):

1. ALL WALL TYPES TO BE G4.1 UNLESS OTHERWISE NOTED.
2. ALL WALL DIMENSIONS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED.
3. MASONRY WALLS ARE NOMINALLY CENTERED ON GRID LINES AND MASONRY DIMENSIONS ARE NOMINAL UNLESS OTHERWISE NOTED
4. DOORS IN STUD WALLS NEAR PERPENDICULAR WALLS ARE LOCATED 4" OFF FACE OF PERPENDICULAR WALL UNLESS OTHERWISE NOTED.
5. DOORS IN MASONRY WALLS ARE LOCATED IN ROUGH OPENINGS DIMENSIONED ON SHEET
6. SEE GENERAL ACCESSIBILITY SHEET FOR HEIGHTS AND LOCATIONS OF TOILET ACCESSORIES NOT SHOWN ON ELSEWHERE.
7. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS NEW AND EXISTING. NOTIFY THE ARCHITECT/OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
8. ENLARGED PLANS MAY BE ROTATED OR MIRRORED COORDINATE WITH MAIN FLOOR PLAN.
9. CONTRACTOR TO PROVIDE 4'-0" HIGH PLYWOOD BACKER BOARD IN ALL MECHANICAL AND ELECTRICAL ROOMS MOUNTED 3'-6" A.F.F. FOR PERIMETER OF ROOM

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FLOOR PLAN - OVERALL

A110

PRELIMINARY PLAN APPLICATION



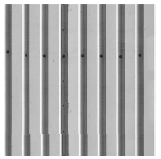


UTILITY BRICK - MOUNTAIN RED



UTILITY BRICK - BEIGE

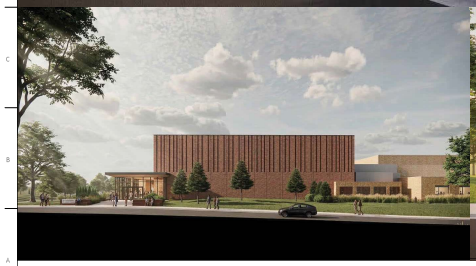
METAL COMPOSITE MATERIAL PANEL



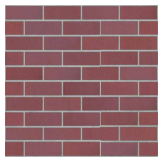
FORMED METAL WALL PANELS

EXISTING CAMPUS - IMAGES & MATERIALS **J3**









BR-01/02
MODULAR BRICK - BURGUNDY BLEND

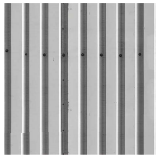


BR-03/04/05
MODULAR BRICK - MEDIUM IRONSPOT #46



BR-06/07
UTILITY BRICK - BEIGE

MCM01
METAL COMPOSITE MATERIAL PANEL



FORMED METAL WALL PANELS (ROOF SCREEN)



ALUMINUM STOREFRONT

PROPOSED ADDITION - IMAGES & MATERIALS **A3**

General Notes (Exterior Elevations):

1. MATERIALS AND FINISHES INDICATED APPLY TO ALL SIMILAR ELEMENTS.
2. COORDINATE EXTERIOR LIGHTING FIXTURE TYPES AND LOCATIONS WITH ELECTRICAL DRAWINGS.

BRICK MATERIAL LIST

MODULAR

BR-01
ENDICOTT VELOUR BURGUNDY BLEND
RUNNING BOND (HORIZONTAL)

BR-02
ENDICOTT VELOUR BURGUNDY BLEND
STACKED BOND (HORIZONTAL)

BR-03
ENDICOTT VELOUR MEDIUM IRONSPOT #46
STACKED BOND (VERTICAL)

BR-04
ENDICOTT VELOUR MEDIUM IRONSPOT #46
RUNNING BOND (HORIZONTAL)

BR-05
ENDICOTT VELOUR MEDIUM IRONSPOT #46
STACKED BOND (HORIZONTAL)

BR-06
YANKEE HILL VELOUR (BEIGE -
MATCH EXISTING BUILDING BEYOND)
FLEMISH BOND (HORIZONTAL)

BR-06BS
YANKEE HILL VELOUR (BEIGE -
MATCH EXISTING BUILDING BEYOND)
FLEMISH BOND BRISE SOLEIL (HORIZONTAL)

UTILITY

BR-07
YANKEE HILL VELOUR (BEIGE -
MATCH EXISTING BUILDING BEYOND)
RUNNING BOND (HORIZONTAL)

Multistudio

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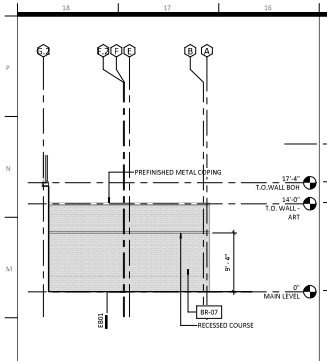
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EXTERIOR ELEVATIONS

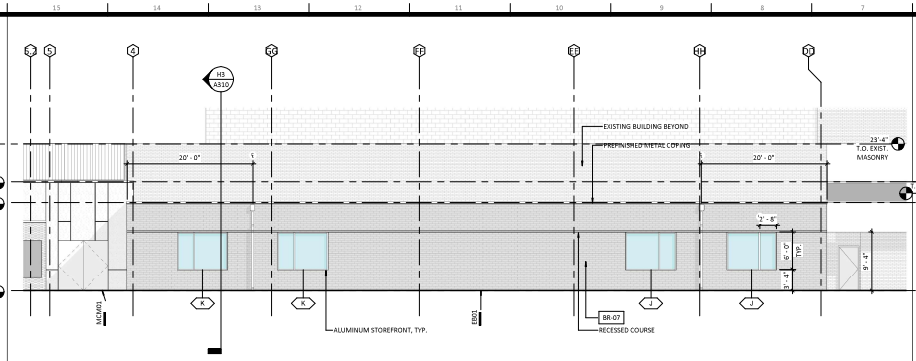
A210

PRELIMINARY PLAN APPLICATION



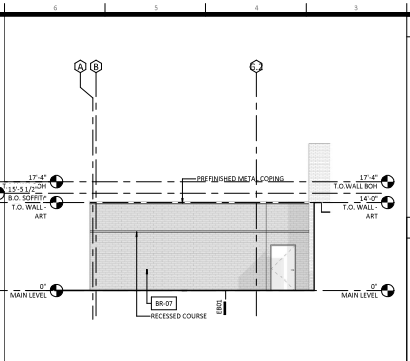
ENLARGED EXTERIOR ELEVATION - EAST - CLASSROOM L16

1/8" = 1'-0"



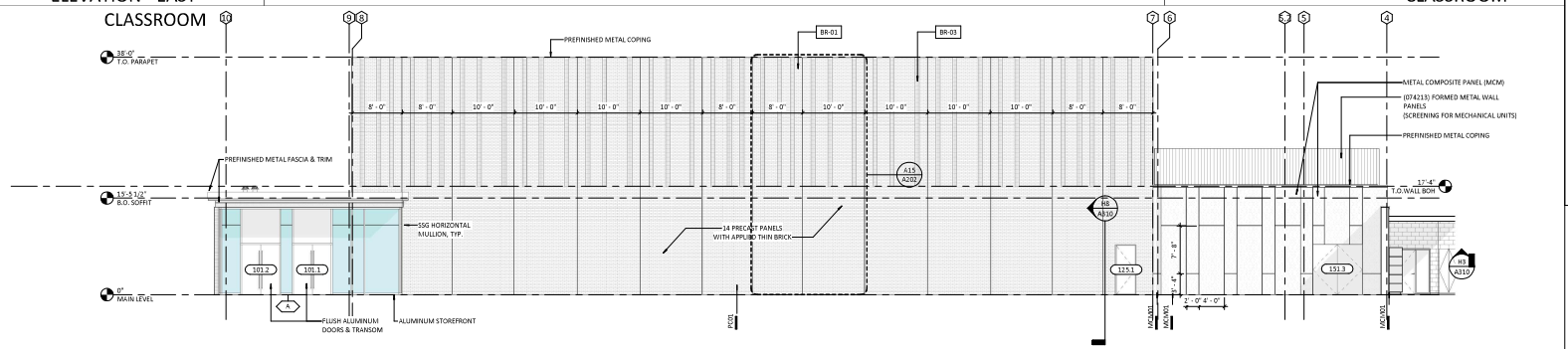
ENLARGED EXTERIOR ELEVATION - NORTH - BACK OF HOUSE/CLASSROOM L7

1/8" = 1'-0"



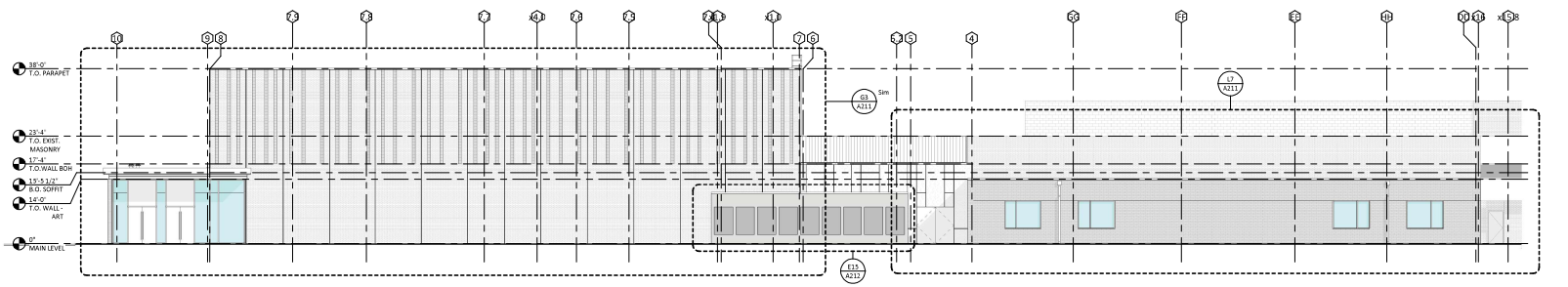
ENLARGED EXTERIOR ELEVATION - WEST - CLASSROOM L3

1/8" = 1'-0"



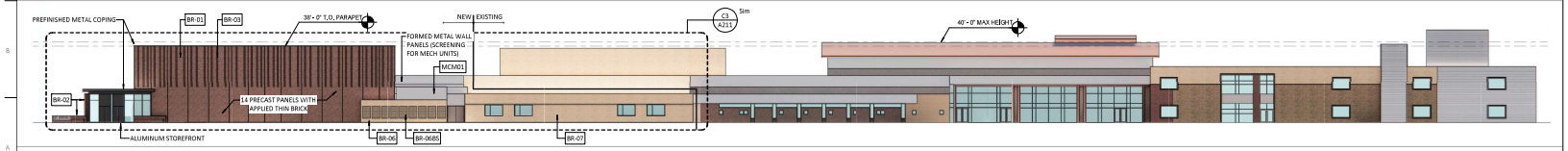
ENLARGED EXTERIOR ELEVATION - NORTH - AUDITORIUM/LOBBY G3

1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH OVERALL C3

3/32" = 1'-0"



EXTERIOR ELEVATION - NORTH OVERALL - COLORIZED A3

1 : 285

General Notes (Exterior Elevations):

1. MATERIALS AND FINISHES INDICATED APPLY TO ALL SIMILAR ELEMENTS.
2. COORDINATE EXTERIOR LIGHTING FIXTURE TYPES AND LOCATIONS WITH ELECTRICAL DRAWINGS.

BRICK MATERIAL LIST

MODULAR

BR-01
ENDICOTT VELOUR BURGUNDY BLEND RUNNING BOND (HORIZONTAL)

BR-02
ENDICOTT VELOUR BURGUNDY BLEND STACKED BOND (HORIZONTAL)

BR-03
ENDICOTT VELOUR MEDIUM IRONSPOT #46 STACKED BOND (VERTICAL)

BR-04
ENDICOTT VELOUR MEDIUM IRONSPOT #46 RUNNING BOND (HORIZONTAL)

BR-05
ENDICOTT VELOUR MEDIUM IRONSPOT #46 STACKED BOND (HORIZONTAL)

BR-06
YANKEE HILL VELOUR (BEIGE - MATCH EXISTING BUILDING BEYOND) FLEMISH BOND (HORIZONTAL)

BR-06BS
YANKEE HILL VELOUR (BEIGE - MATCH EXISTING BUILDING BEYOND) FLEMISH BOND BRISE SOLEIL (HORIZONTAL)

UTILITY

BR-07
YANKEE HILL VELOUR (BEIGE - MATCH EXISTING BUILDING BEYOND) RUNNING BOND (HORIZONTAL)

Multistudio

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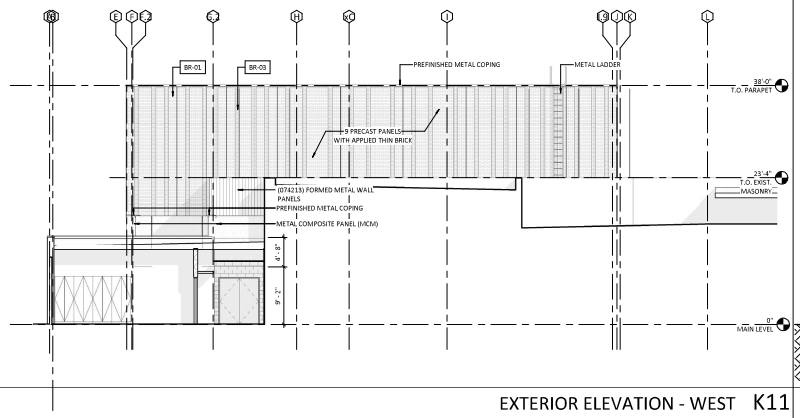
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EXTERIOR ELEVATIONS

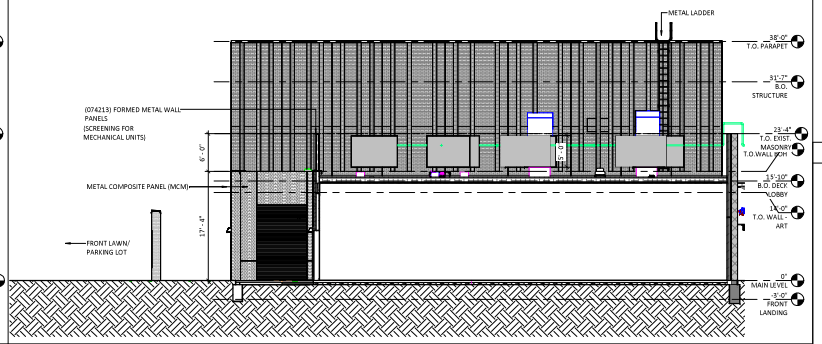
A211

50% CONSTRUCTION DOCUMENTS



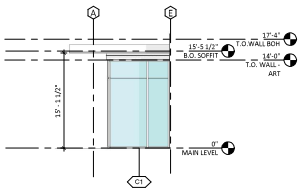
EXTERIOR ELEVATION - WEST K11

1/8" = 1'-0"



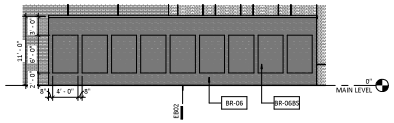
BUILDING SECTION - NORTH/SOUTH - BACK OF HOUSE K3

1/8" = 1'-0"



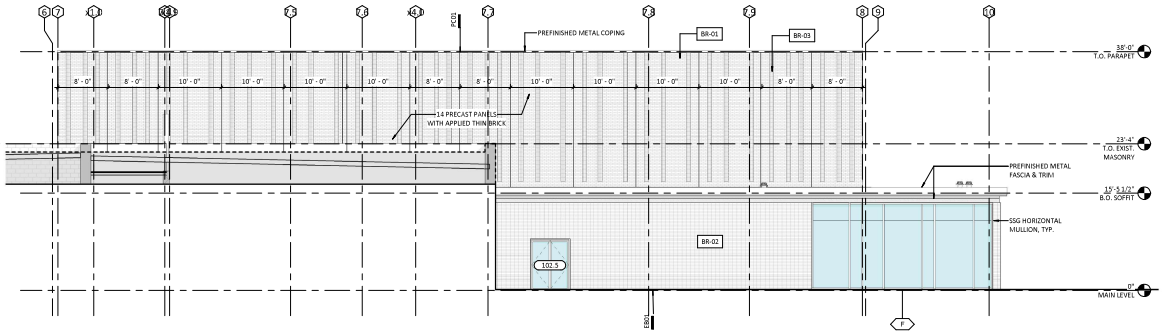
ENLARGED EXTERIOR ELEVATION - WEST - LOBBY WALL H15

1/8" = 1'-0"



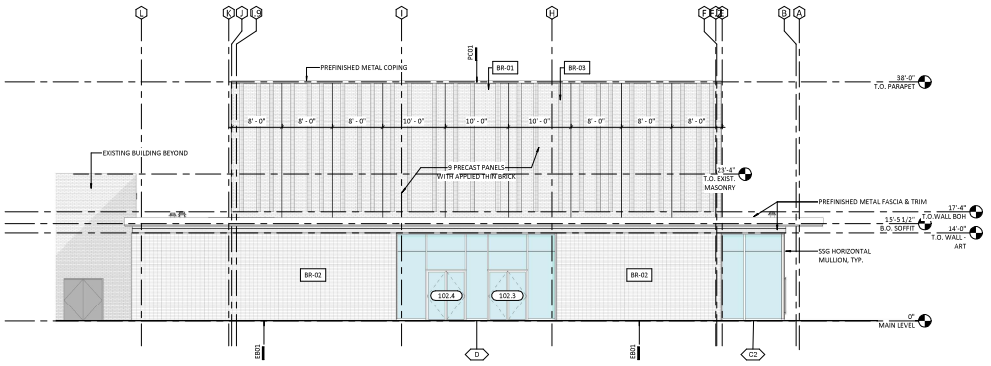
ENLARGED EXTERIOR ELEVATION - NORTH - BRISE SOLEIL WALL E15

1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH F3

1/8" = 1'-0"



EXTERIOR ELEVATION - EAST A3

1/8" = 1'-0"

General Notes (Exterior Elevations):

1. MATERIALS AND FINISHES INDICATED APPLY TO ALL SIMILAR ELEMENTS.
2. COORDINATE EXTERIOR LIGHTING FIXTURE TYPES AND LOCATIONS WITH ELECTRICAL DRAWINGS.

BRICK MATERIAL LIST

MODULAR

BR-01
ENDICOTT VELOUR BURGUNDY BLEND RUNNING BOND (HORIZONTAL)

BR-02
ENDICOTT VELOUR BURGUNDY BLEND STACKED BOND (HORIZONTAL)

BR-03
ENDICOTT VELOUR MEDIUM IRONSPOT #46 STACKED BOND (VERTICAL)

BR-04
ENDICOTT VELOUR MEDIUM IRONSPOT #46 RUNNING BOND (HORIZONTAL)

BR-05
ENDICOTT VELOUR MEDIUM IRONSPOT #46 STACKED BOND (HORIZONTAL)

BR-06
YANKEE HILL VELOUR (BEIGE - MATCH EXISTING BUILDING BEYOND) FLEMISH BOND (HORIZONTAL)

BR-06BS
YANKEE HILL VELOUR (BEIGE - MATCH EXISTING BUILDING BEYOND) FLEMISH BOND BRISE SOLEIL (HORIZONTAL)

UTILITY

BR-07
YANKEE HILL VELOUR (BEIGE - MATCH EXISTING BUILDING BEYOND) RUNNING BOND (HORIZONTAL)

Multistudio

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

owner:
St James Academy
24505 Prairie Star Pkwy
Lenexa, KS

architect:
Multistudio
4200 Pennsylvania
Kansas City, MO 64111
816.931.6655
multistudio

civil engineer:
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14920 W. 107th Street
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913.492.5158
www.schlagelassociates.com

structural engineer:
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816.531.4144
www.bdc-engrs.com

mep engineer:
Smith & Boucher Engineers
25618 W 103rd St
Olathe, KS 66061
913.345.2227
www.smithboucher.com

theatre consultant:
Rose Stede Consulting
5020 Page Mill Drive
San Jose, CA 95131
650.868.8858
www.rosestedeconsulting.com

acoustic consultant:
Acoustical Design Rabicki
6229 W Hedgehog Place
Phoenix, AZ 85083
913.205.6002
www.adkllc.com

a/v consultant:
Avant Acoustics
15323 W 95th St
Lenexa, KS 66219
913.888.9113
www.avantacoustics.com

Issue Date: 09/16/2026

Revisions

NUMBER	DESCRIPTION	DATE

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EXTERIOR ELEVATIONS

A212

PRELIMINARY PLAN APPLICATION

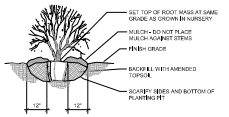
ALL SHRUB/PERENNIAL BEDS ARE TO HAVE 24" DEEP PREMIUM GARDEN SOIL WITH A pH BELOW 7.0 AND ORGANIC MATTER AS SPECIFIED. AN ADDITIONAL 12" OF SUBSOIL BELOW THE ADDED TOPSOIL SHALL BE TILLED AND NOT RE-COMPACTED. THIS SUBSOIL MUST NOT BE CONSTRUCTION DEBRIS OR GRAVEL.

IRRIGATION TO BE INSTALLED AT ALL PLANTING BEDS & DISTURBED LAWN AREAS

MAIN BUILIDING LANDSCAPE CALCULATION TABLE (FROM PREVIOUS APPROVED PLANS)

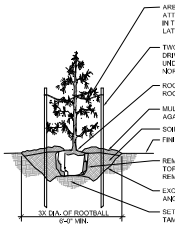
DESCRIPTION	ORDINANCE REQUIRMENT	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PERIMETER PLANTINGS ALONG STREETS SECTION 4-1-D-2-L PRAIRIE STAR PARKWAY(PARKWAY) 1,956 LF	2 SHADE TREES 3 ORNAMENTAL TREES 25 SHRUBS 200 S.F. BED SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF PUBLIC OR PRIVATE STREET FRONTAGE	39 SHADE TREES 59 ORNAMENTAL TREES 489 SHRUBS 3,912 S.F. BED	59 SHADE TREES 59 ORNAMENTAL TREES 48 EVERGREEN TREES INSTEAD OF 144 SHRUBS 978 SHRUBS 5,868 S.F. BED
PERIMETER PLANTINGS ALONG STREETS SECTION 4-1-D-2-L CLARE ROAD (ARTERIAL) 598 LF	2 SHADE TREES 1 ORNAMENTAL TREES 12 SHRUBS 75 S.F. BED SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF PUBLIC OR PRIVATE STREET FRONTAGE	12 SHADE TREES 6 ORNAMENTAL TREES 72 SHRUBS 449 S.F. BED	33 SHADE TREES 17 ORNAMENTAL TREES 28 EVERGREEN TREES INSTEAD OF 84 SHRUB 267 SHRUBS 1,622 S.F. BED
INTERNAL PARKING LOT 459,228 S.F.	LANDSCAPE AREA = 7.5% OF PARKING AREA 1 TREE PER 300 FEET OF LANDSCAPE AREA WITH AT LEAST 1 TREE PER ISLAND	34,442 S.F. L.S. AREA(7.5%) 114 TREES (BASED ON REQ. L.S. AREA) 229 TREES (PER ISLAND)	65,432 S.F. L.S. AREA 229 TREES 1 TREE PER ISLAND
MONUMENT SIGN LANDSCAPE 4-1-D-2-O	LANDSCAPE AREA 3 TIMES SIGN FACE 1 TREE PER 500 S.F. OF AREA 1 ORNAMENTAL TREE PER 200 S.F. OF AREA 2 SHRUBS PER 20 S.F. OF AREA	SIGN AREA AND BASE 120 S.F. LANDSCAPE AREA 360 S.F. 0 SHADE TREES 1 ORNAMENTAL TREES 9 SHRUBS	0 SHADE TREES 1 ORNAMENTAL 37 SHRUBS

****Prairie Star Buffer (School- LUI 5) - (CP-2 Zoned Use - LUI 8) - (Aterial Road LUI 4) = No LUI
****Clare Road (School- LUI 5) - (Residential LUI ') - (Arterial Road LUI 4) =No LUI



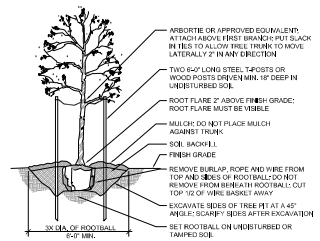
SHRUB PLANTING DETAIL L5

1/16" = 1'-0"



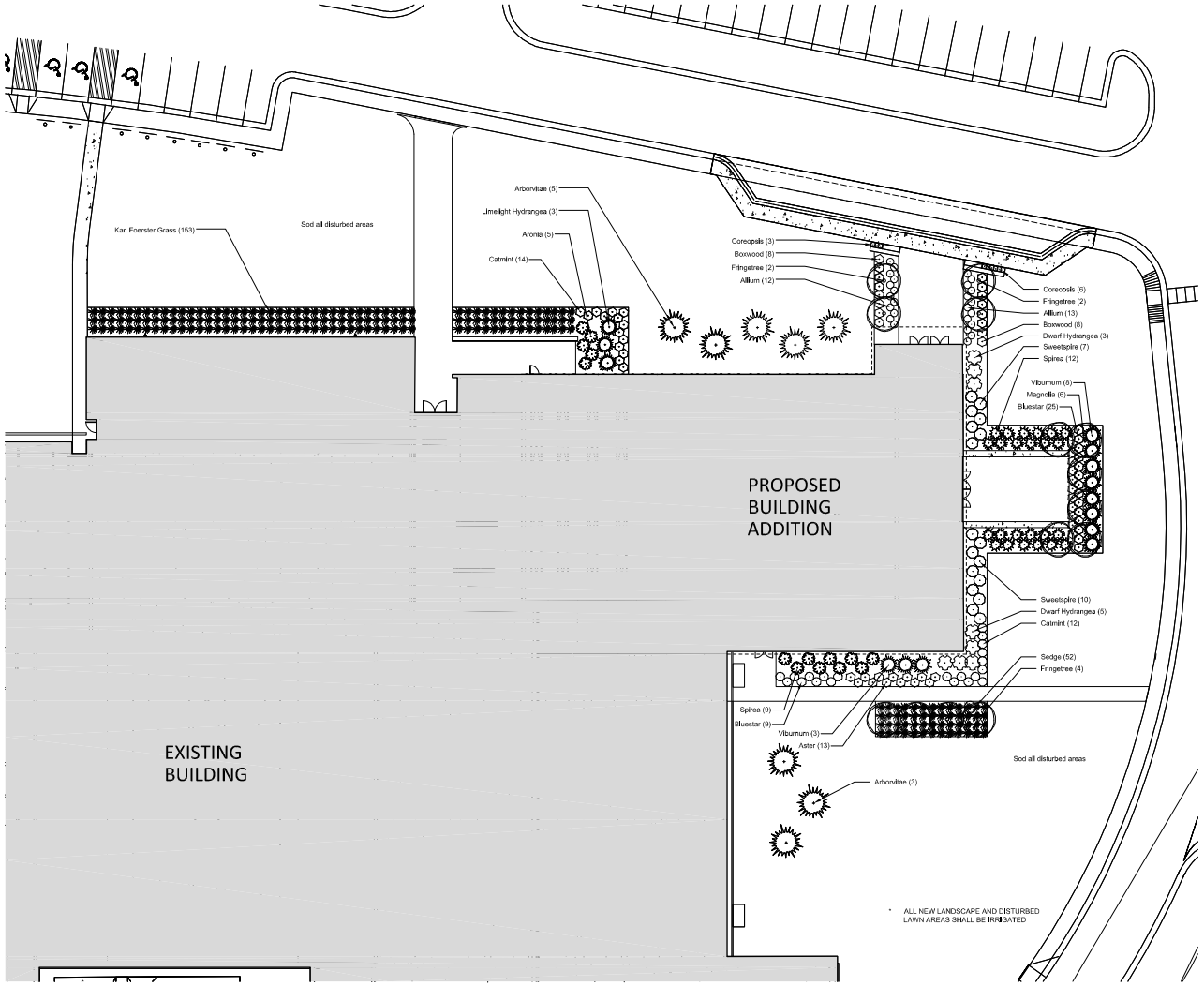
EVERGREEN TREE PLANTING DETAIL L3

1/16" = 1'-0"



DECIDUOUS TREE PLANTING DETAIL L2

1/16" = 1'-0"



PLANTING PLAN L4

1/16" = 1'-0"

LANDSCAPE NOTES:

1. REFER TO SPECIFICATIONS FOR ADDITIONAL LANDSCAPE REQUIREMENTS.

2. PRIOR TO BID SUBMISSION AND PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION WORK, THE LANDSCAPE CONTRACTOR SHALL REVIEW IN DETAIL AND BE VERY FAMILIAR WITH, THE PLANS AND SPECIFICATIONS. DEVIATIONS FROM THE PLANS AND SPECIFICATIONS ARE ABSOLUTELY NOT ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. LANDSCAPE INSTALLATION WORK NOT CONFORMING TO PLANS AND SPECIFICATIONS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR PRIOR TO PAYMENT FOR SUCH WORK.

3. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL. AFTER THE BIDS AWARDED, IT WILL BE REQUIRED THAT ALL SPECIFIED AND/OR APPROVED SUBSTITUTIONS SHALL BE INSTALLED BY CONTRACTOR WITH NO EXCEPTIONS.

4. PRIOR TO BID SUBMISSION AND PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION WORK, THE LANDSCAPE CONTRACTOR SHALL TOUR AND CAREFULLY REVIEW THE PROJECT SITE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS OR CHARACTERISTICS THAT WILL PREVENT LANDSCAPE INSTALLATION PER THE PLANS AND SPECIFICATIONS. NOTIFICATION OF UNSUITABLE CONDITIONS OR CHARACTERISTICS AFTER BIDDING, AFTER COMPLETION OF LANDSCAPE WORK, OR DURING THE WARRANTY PERIOD, SHALL NOT BE RECEIVED OR CONSIDERED BY THE LANDSCAPE ARCHITECT OR OWNER.

5. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES EXISTING WITHIN THE PROJECT SITE. THE LANDSCAPE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES RESULTING FROM LANDSCAPE INSTALLATION CONSTRUCTION.

6. LANDSCAPE CONTRACTOR TO VERIFY AND COORDINATE ALL GRADES AND ELEVATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY SITE EARTHWORK CONTRACTOR OF MAJOR DISCREPANCIES IN ELEVATIONS. LANDSCAPE CONTRACTOR SHALL VERIFY ALL GRADING AND DRAINAGE AS SHOWN ON CIVIL AND NOTIFY OWNER'S REPRESENTATIVE IF SITE CONDITIONS DIFFER FROM PLANS. ALL AREAS SHALL HAVE POSITIVE DRAINAGE.

7. ALL TREES, SHRUBS, AND GROUND COVER BEDS ARE TO RECEIVE MIN. 3" OF HARDWOOD MULCH, MEASURED AFTER SETTLEMENT HAS OCCURRED.

8. COORDINATE LOCATIONS OF PLANT MATERIAL WITH OTHER SITE ELEMENTS INCLUDING SIGNAGE AND LIGHTING. IF LOCATIONS OF SITE ELEMENTS VARY FROM PLAN, NOTIFY OWNER'S REPRESENTATIVE AND ADJUST LANDSCAPE PLANTINGS ACCORDINGLY TO ACHIEVE THE INTENDED EFFECT.

9. THE LANDSCAPE CONTRACTOR SHALL FOLLOW ALL LOCAL, COUNTY, AND STATE CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT REGARDING ANY DISCREPANCIES BETWEEN THESE CODES AND THE PLANS AND SPECIFICATIONS.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	REMARKS
		Evergreen Trees					
	1	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	8' Ht.	B&B		Full Dense Arborvitae
		Ornamental Trees					
	6	Cercis canadensis	Eastern Redbud	4-5' Ht.	B&B		Multi-stemmed, full canopy
	6	Magnolia x 'Jane'	Saucer Magnolia	4-5' Ht.	B&B		Multi-stem, Full canopy
		Shrubs					
	7	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5' Ht.	As Shown	5' o.c.	Full, Vigorous
	12	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	4' Ht.	As Shown	24" o.c.	Full, Vigorous
	5	Juniperus chinensis 'Hetzii'	Hetzii Juniper	5' Ht.	As Shown	10' o.c.	Full, Vigorous
	8	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5' Ht.	As Shown	10' o.c.	Full, Vigorous
	17	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	24" Ht.	As Shown	24" o.c.	Full, Vigorous
	5	Taxus x media 'Hicksii'	Hicksii Yew	6' Ht.	As Shown	10' o.c.	Full, Vigorous
	8	Viburnum x burkwoodii	Burkwood Viburnum	6' Ht.	As Shown	10' o.c.	Full, Vigorous
		Perennials / Groundcovers					
	25	Allium 'Summer Beauty'	Summer Beauty Allium	12" Ht.	#1	24" o.c.	Full, Vigorous
	9	Aronia x 'Viking' Viking	Viking Black Chokeberry	12" Ht.	#1	24" o.c.	Full, Vigorous
	28	Rosa x 'Meidomonac' Meidomonac	Meidomonac Rose	12" Ht.	#1	24" o.c.	Full, Vigorous
	13	Syringa x 'Bloomerang' Purple Dawn	Purple Dawn Lilac	12" Ht.	#1	24" o.c.	Full, Vigorous
		Ornamental Grasses / Sedges / Rush					
	153	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	12" Ht.	#1	24" o.c.	Full, Vigorous
	52	Carex 'Ice Dance'	Ice Dance Sedge	12" Ht.		18" o.c.	Full, Vigorous
		* Turf grass to be sod type fescue.					

PLANT SCHEDULE & NOTES L1

multistudio

St James Cultural Arts Center

24505 Prairie Star Pkwy
Lenexa, KS 66227

Project Number: 02243100

owner:
St James Academy
24505 Prairie Star Pkwy
Lenexa, KS

architect:
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816.931.6629
multistudio.com

civil engineer:
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structural engineer:
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816.931.4144
bdc-engrs.com

mep engineer:
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electrical consultant:
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San Jose, CA 95111
650.468.8898
www.rosesteeleconsulting.com

acoustic consultant:
Acoustical Design Collab
6229 W Hedgehog Place
Phoenix, AZ 85083
913.205.6992
www.adcac.com

lighting:
Lighting Consultant
123 Anystreet
Anytown, USA 00000
000.000.0000
www.website.com

Issue Date: 2/14/2025

Revisions

NUMBER	DESCRIPTION	DATE

ROBERT J. WHITMAN
REGISTERED
840
KANSAS
LANDSCAPE ARCHITECT

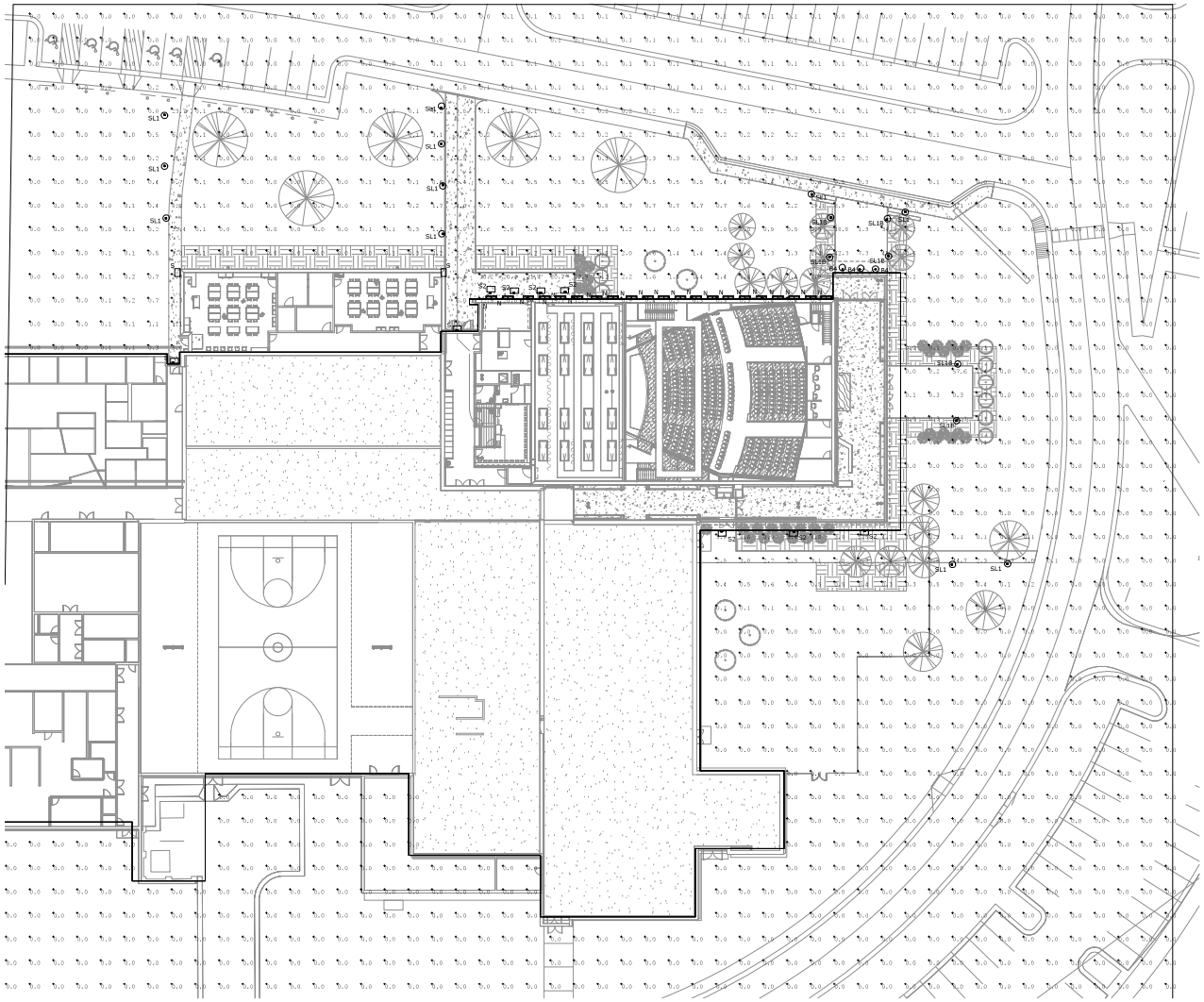
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NOT FOR CONSTRUCTION

PLANTING PLAN

L101

Development Plan



LIGHT FIXTURE SCHEDULE

TYPE	IMAGE	DESCRIPTION	MOUNTING	LAMP	VOLTS	MANUFACTURER	V-A
B4		4" OPEN APERTURE LED DOWNLIGHT WITH SEMI-SPECULAR LOW IRIDESCENT REFLECTOR, INTEGRAL DRIVER, PAINTED WHITE TRIM FLANGE. PROVIDE WITH 0-10V DIMMING DRIVER UL LISTED FOR WET LOCATIONS, HIGH AMBIENT TEMP.	RECESSED	LED 1,500 LUMENS (DELIVERED) 3500K 90 CRI	UNV	GOTHAM EVO4 OR PRE-BID APPROVED EQUAL	15
N		48" LONG BY 2" X 1.5' EXTERIOR WALL MOUNTED WALL WASH FIXTUR IP67 RATED HOUSING INTERNAL LOUVER. 6" ARM LENGTH. 0-10V DIMMING. UPLIGHT POSTIOI. ADJUSTBABLE AIMING BLACK FINISH, ARCHITECT TO CONFIRM.	SURFACE WALL	LED 3000 LUMENS (DELIVERED) 3000K 80 CRI	UNV	INSIGHT LIGHTING ESX	32
S SB		LED WEDGE WALL SCONCE WITH TYPE II DIS"RIBUTION. INTEGRAL COLD WEATHER DRIVER. UL LISTED FOR WET LOCATIONS. COORDINATE EXACT MOUNTING HEIGHT AND FINISH WITH ARCHITECT AND ARCHITESTURAL ELEVATIONS. SB INDICATES TYPE V DISTRIBUTION.	SURFACE WALL	LED 2,000 LUMENS (DELIVERED) 4000K	UNV	LITHONIA SERIES WST LED MCGRAW EDISON SERIES IST	24
SLT SL1B		5" SQUARE, 42" TALL EXTERIOR ARCHITECTURAL LED BOLLARD. DIE CAST ALUMINUIN WITH MARINE GRADE FINISH. 0-10V DIMMING DRIVER. TYPE 43 DISTRIBUTION. SB INDICATES TYPE V DISTRIBUTION.	CONCRETE BASE PER MANUFACTURER	LED 3000 LUMENS (DELIVERED) 4000K 80CRI	277	LUMAN LINEAR PT BOLLARD	30

OVERALL MECHANICAL & ELECTRICAL SITE PLAN A3

1" = 20'-0"

multistudio

smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617
project number 2426200

St James Cultural Arts Center

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Lenexa, KS 66227

Project Number: 02243100

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Acoustical Design Kubicki
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Phoenix, AZ 85083
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www.adkbc.com

lighting:
Lighting Consultant
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www.website.com

Issue Date: 08/28/2026

Revisions

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CHRISTOPHER E. ALBRIGHT LICENSED 17198 KANSAS PROFESSIONAL ENGINEER 8/25/26

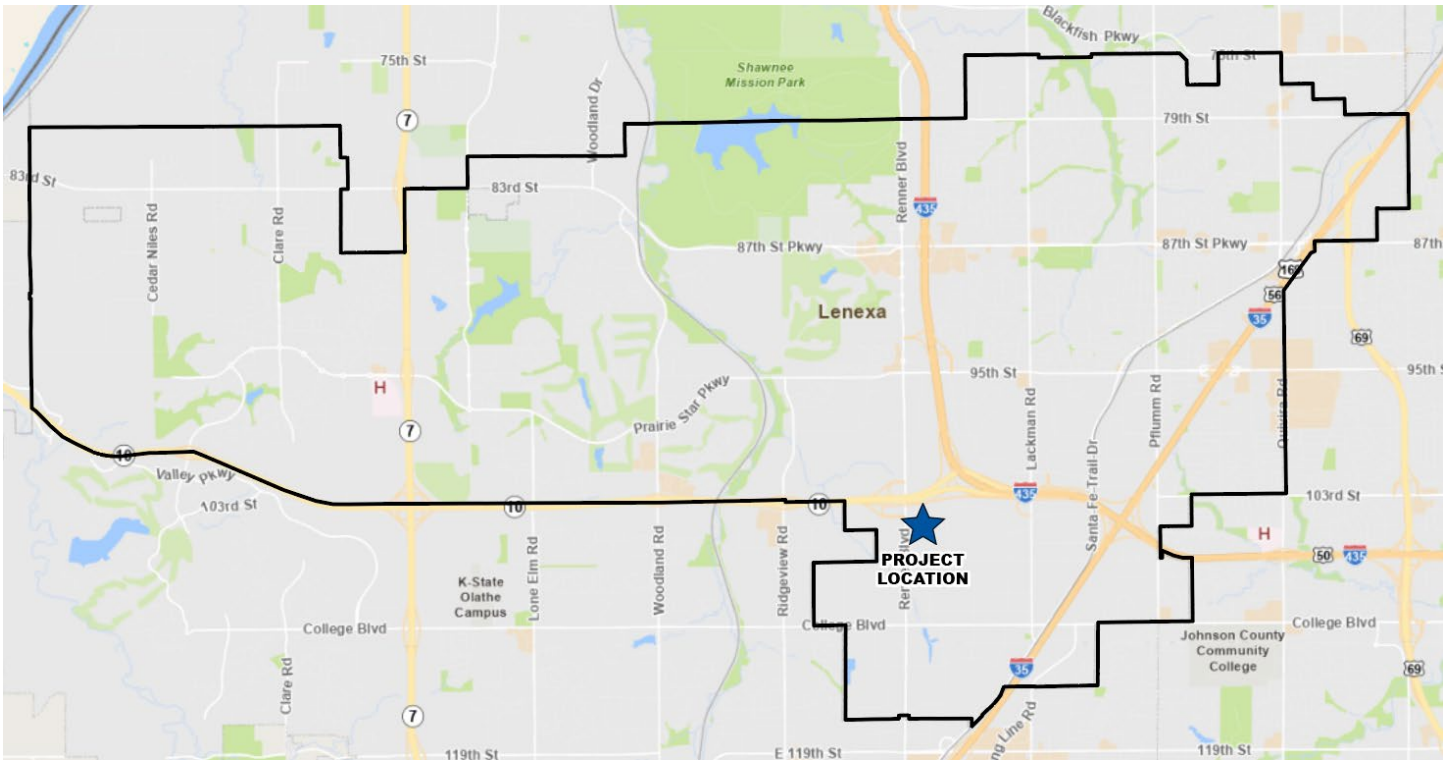
SITE PHOTOMETRIC PLAN

ME201P

PRELIMINARY PLAN APPLICATION

WATERONE MINE REMEDIATION

Project #:	RZ26-05, SU26-08, PL26-09P	**Location:**	Southeast corner of K-10 Highway & Renner Boulevard
Applicant:	Cole Andersen, Bettis Companies	**Project Type:**	Rezoning, Special Use Permit, and Preliminary Plan
Staff Planner:	Jessica Lemanski	**Proposed Use:**	Mining & Quarrying



PROJECT SUMMARY

The applicant requests approval of a rezoning, special use permit, and preliminary plan for a mining and quarrying operation at the southeast corner of K-10 Highway and Renner Boulevard. The applicant proposes to rezone approximately 42 acres from the BP-1, Planned Business Park District, to the BP-2, Planned Manufacturing District so that the entirety of the property is zoned BP-2. A special use permit is also requested for the mining and quarrying use. The purpose of this operation is to stabilize and reclaim an undermined area of approximately 55 acres to provide a stable ground surface for future development. The plans show the layout of the site operations and include construction of turn lanes along Renner Boulevard. This project requires a Public Hearing.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

SITE INFORMATION

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
54.9	N/A	BP-1, BP-2	Business Park

The subject site is comprised of two parcels totaling 54.9 acres. Mining began on the subject properties in 1976 and was known as the Holland Mine No. 1. The mine progressed east as tunnels were excavated under Renner Boulevard (formerly Renner Road) and operations on this site ceased in 1987. The Kansas Department of Transportation (KDOT) acquired 4.8 acres near K-10 Highway during the Gateway Project and filled approximately 1 acre of the mine to stabilize it for the highway. WaterOne acquired the site in 2013, and remediation is necessary prior to any development of the site. There has been no development at this site to date.

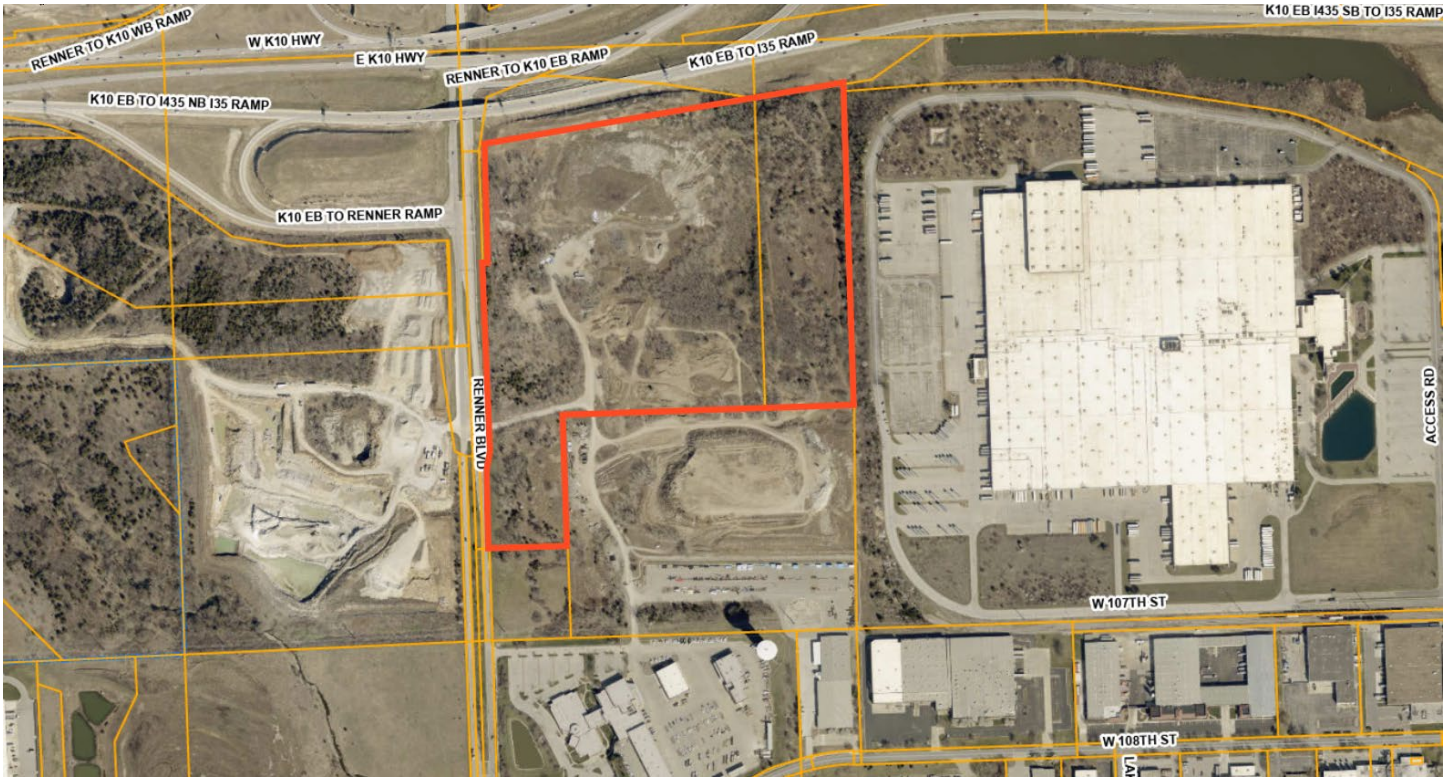


Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The site includes two parcels within two zoning districts, the BP-1, Planned Business Park District and the BP-2, Planned Manufacturing District. The proposed use is Mining and Quarrying, which is allowed in the BP-2 Zoning District with the approval of a special use permit. The site is currently limited in productive uses because it is an unstable undermined area. Reclamation activity is one of a limited number of suitable uses for the site in its current state. The property immediately adjacent to the property to the east is developed as a distribution center and parking area and is unlikely to be negatively affected by the proposed reclamation project. The property is adjacent to K-10 Highway to the north and Renner Boulevard to the west. The property to the south is also under WaterOne's ownership.

The operation is intended to reclaim undermined property that cannot be developed in its current condition due to mine instability and ongoing failures. The proposed work would remove material from the surface down to the floor of the existing mine, eliminating the underground cavities and voids. Excavated material would then be processed and compacted within the excavation to create a stable surface with the potential for future development. To assist in illustrating both the existing conditions and intended result of the remediation project, Exhibit 2 demonstrates an original mine, a failing mine, and a remediated mine.

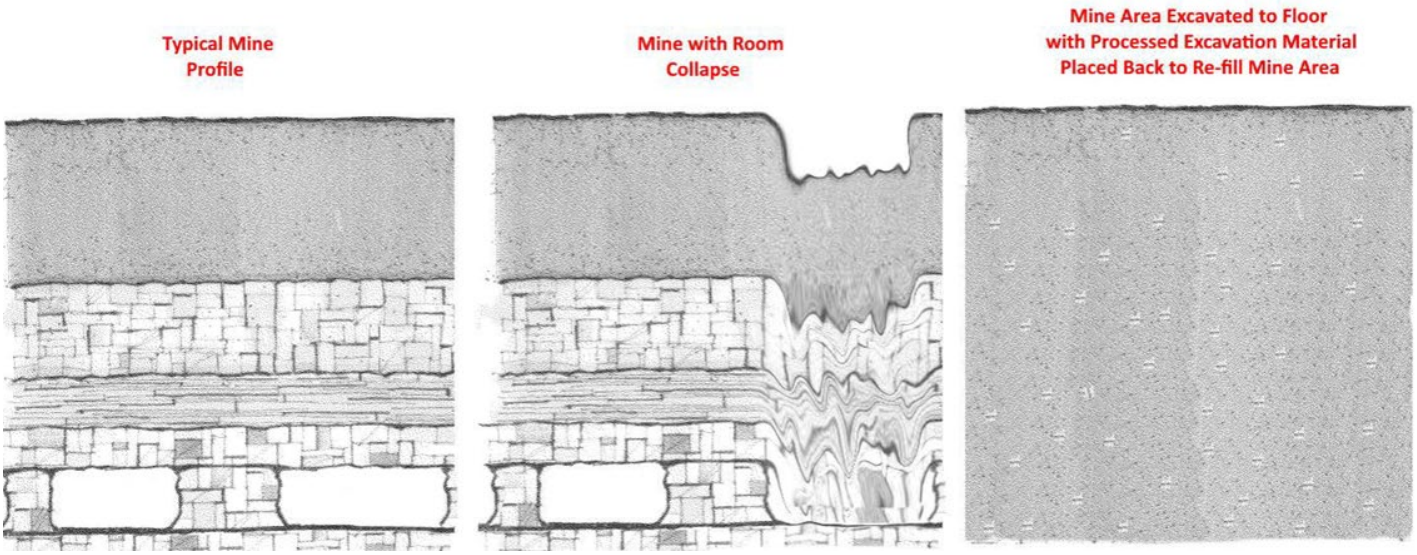
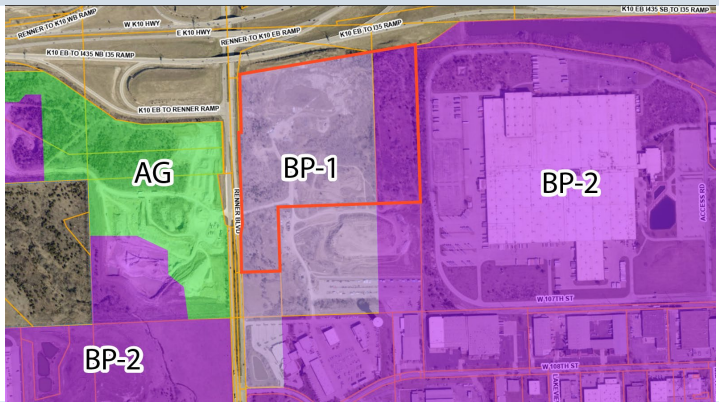


Exhibit 2: Typical, collapsed, and remediated mine profiles

Zoning Map



Future Land Use Map

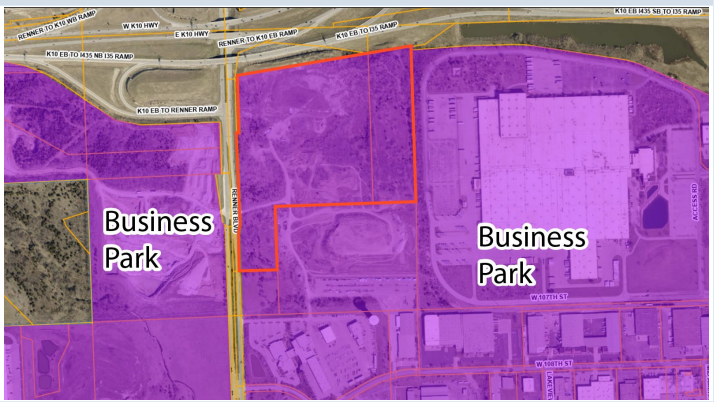
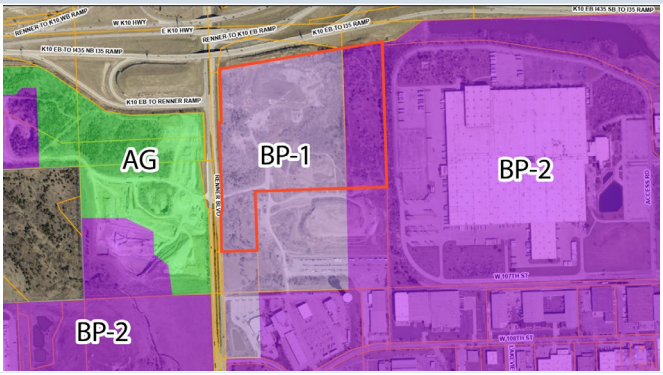
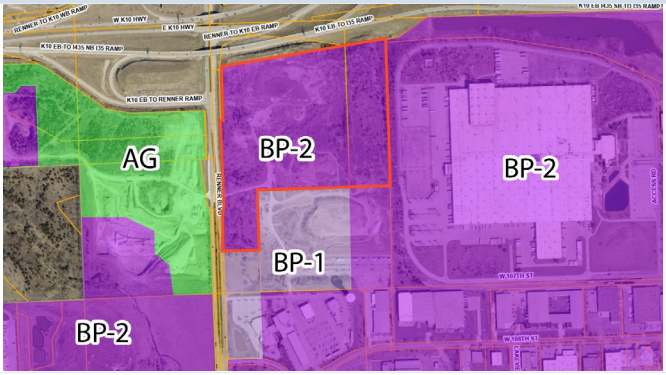


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	**Land Use Classification**	**Zoning**	**Current Use**
Subject Property	Business Park	BP-1 Planned Business Park District BP-2 Planned Manufacturing District	Undeveloped
South	Business Park	BP-1 Planned Business Park District BP-2 Planned Manufacturing District	WaterOne Headquarters (Office) & Fill Site
North	N/A	N/A	K-10 Highway
East	Business Park	BP-2 Planned Manufacturing District	Wholesale and Warehousing
West	Business Park	N/A	Renner Boulevard

REZONING REVIEW

The applicant requests that 41.8 acres of the 54.9-acre subject property be rezoned from the BP-1, Planned Business Park Zoning District, to the BP-2, Planned Manufacturing Zoning District. The balance of the site is already zoned BP-2. The proposed Mining and Quarrying use is only allowed in the BP-2 Zoning District with the approval of a special use permit. The Future Land Use Map classifies this property as a Business Park.

TABLE 2: REZONING ANALYSIS	
Current Zoning	**Proposed Rezoning**
	

Staff provides the following analysis for the review criteria within Section 4-1-G-5 of the UDC.

1. **The character of the neighborhood.**

   The character of the neighborhood consists of a mix of uses including industrial warehouse, distribution, and office buildings developed in a business park setting. The WaterOne headquarters and fill site are immediately to the south of the property, and JCPenney's distribution center is to the east. The property is adjacent to Renner Boulevard on the west and K-10 Highway on the north. The formerly mined property west of Renner Boulevard is currently being reclaimed to provide Business Park development opportunities.

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

   See Table 1.

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

   The applicant proposes to rezone a 41.8-acre portion of the subject site to BP-2 to allow for the Mining and Quarry use to reclaim undermined land and restore it to a developable state. A 13-acre portion of the subject site is already zoned BP-2. The land is undevelopable in its current state due to the condition of the mine and ongoing mine failures. Once the property is restored to a stable condition, the property will have more potential for future development.

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

   Reclaiming the mine is necessary to put the property back into productive use. The ultimate use will be compatible with the Business Park classification within the City's Comprehensive Plan and either a permitted or special use allowed within the BP-2 Zoning District, similar to other uses in the area. Staff does not anticipate any detrimental effects to nearby property with the reclamation process due to mitigation of dust and noise by the applicant and does not anticipate any detrimental effects with future Business Park uses after reclamation is completed.

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

   The subject property has never had any surface development. Mining of what was known as Holland Mine No. 1 began on the properties across Renner Boulevard to the west in 1976. The mine progressed east to the subject properties as tunnels were excavated under Renner Boulevard (formerly Renner Road) and operations on this site ceased in 1987.

6. **The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

   Staff does not see a relative gain to the public in recommending denial of this application given the existing development pattern of the area and the current undevelopable state of the property.

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

   See Staff's recommendation at the end of this report.

8. Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.

As noted in the Comprehensive Plan, this property is classified for Business Park development. The requested zoning district of BP-2, Planned Manufacturing Zoning District is consistent with this Future Land Use classification.

9. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks and recreation facilities, etc.

Utilities and services are available nearby. No utilities are necessary for the Mining and Quarry use.

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

Improvements to Renner Boulevard include the addition of a northbound right-turn lane. A southbound left-turn lane is already existing. With the required public street improvements, the proposed use should not adversely impact the safety or capacity of the surrounding street network.

The UDC does not identify a specific parking requirement for mining or quarrying use but rather notes that parking requirements shall be determined by the City. Staff review of proposed parking was based on site-specific uses related to the intensity of use such as the number of employees, uses taking place on-site, and anticipated number of vehicles. The use is also unique in that parking areas will likely move as mining operations move throughout the site. The applicant has identified that there will be fewer than 10 employees on-site at any one time during working hours and up to 20 trucks per day at peak season. There will be no overnight parking.

11. The environmental impacts the proposed use will generate including, but not limited to, excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm.

The proposed use has the potential to generate harmful impacts. Staff has worked with the applicant to mitigate such impacts in the following ways:

- **Air Pollution and Dust:** The operator, Mid-States Materials, LLC will ensure airborne dust produced by the operations will comply with all Air Quality Standards and Regulations of the Kansas Department of Health and Environment (KDHE) and the Environmental Protection Agency (EPA). Airborne dust is controlled onsite with a water suppression system. The water suppression system consists of pumps that pump water through lines to various spray bars on crushing equipment. A water truck will also be on site to treat internal roads.
- **Noise:** For noise management, rock crushing equipment shall not be located within the buffer areas and will operate only during the hours of 7 am to 6 pm. Additional operations may only occur between 6 am and 6 pm.
- **Light:** Lighting apparatuses shall not be located within the buffer areas and shall be staged so as to shine light away from property lines. Lights, whether semi-permanent, temporary, on vehicles, or on equipment are to be used only between the hours of 6 am and 6 pm (operation hours).
- **Vibrations and blasting:** Blasting will be approved only on a case-by-case basis through review and approval from the Fire Department. No blasting shall occur outside of operation hours nor within the designated buffer areas.

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

    This site will be subject to Lenexa's stormwater management requirements, which when implemented mitigates stormwater impacts created by the proposed use.

13. **The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.**

    The applicant shall comply with all applicable requirements of the UDC. The proposed plan does not include any requests for deviations. Final plans within the BP zoning districts may be approved administratively provided that no new deviations are necessary.

SPECIAL USE PERMIT REVIEW

Mining and Quarrying is allowed in the BP-2 Zoning District upon approval of a special use permit. The proposed mining and quarrying operation includes processing and selling limestone from the mine's roof slab, support columns, and floor slab. According to the applicant, revenue from rock sales would help offset the cost of reclaiming the site. Final grades, which must be identified on a site reclamation plan, will be reviewed and approved as part of the final plan. It is expected that the site shall be fully vegetated with appropriate groundcover established upon the completion of reclamation. 1The operations allowed under the proposed special use permit include:

- Excavation of materials (overburden, rock, etc.) down to the general floor level of the existing mine;
- Rock crushing (including limestone for-sale product, as well as processing of excavated materials);
- Rock sale operations, including loading onto trucks and weighing at an on-site weigh station;
- On-site temporary facilities, such as an office trailer, weigh station, etc.;
- Site reclamation of excavated mine area (in compliance with an approved final development plan).

This special use permit does not include use of the site as an asphalt/concrete plant or fill site for off-site materials or construction debris. Contemplation of adding those uses in the future will require a new special use permit.

Proposed hours of operation are as follows:

- Sale, production, and removal of rock: Monday-Friday 6 am to 6 pm.
- Rock crushing: Monday-Friday 7 am to 6 pm.
- Blasting: Monday-Friday subject to Fire Department approval, likely limited to Lenexa's typical blasting hours between 8 am to 4 pm.
- No activity is proposed on Saturday and Sunday.

PHASING

A phasing plan has been provided that indicates 3 phases: Initial Phase, Operation Phase, and Final/Restoration Phase, anticipated to occur over approximately 8–10 years. The proposed phases and their components are shown in Exhibit 3.

Exhibit 3: Phasing Plan

Initial Phase	10 months	Operational Phase or Phase I	4.5 years	Final or Restoration Phase	~3-4 Years
Deceleration Lane Approval and Build	6 Months	Mine north site	2 years	Complete fill/leveling of site to grades	2-3 years
Install Erosion and sediment control devices	6 Weeks			Remove site operations	3 months
Clear and Grub	2 Weeks	Adjust operations as necessary, mine mid-site	2 years	Begin processing berms for topsoil cover/vegetate site	3 months
Strip Overburden	6 Weeks				
Prepare Site Operations	4 Weeks	Adjust operations as necessary, mine south site	1.5 years		
				Total Duration	8-10 Years

The initial special use permit for mining and quarry operations can only be approved for a maximum of 5 years as established by Section 4-1-B-23-H Supplementary Use Regulations of the Unified Development Code (UDC). The applicant may submit an extension request for up to 10 years as the special use permit gets close to expiring.

SPECIAL USE PERMIT REVIEW CRITERIA

Staff provides the following analysis to the review criteria within Section 4-1-G-5 of the UDC.

1. **The character of the neighborhood.**

   While containing a variety of zoning districts, the neighborhood is primarily industrial in use. The site borders the K-10 Highway and Interstate 435 interchange to the north and Renner Boulevard to the west. WaterOne's headquarters and fill site are directly to the south of the property, and JCPenney's distribution center is adjacent to the east. Multiple industrial developments are present in close proximity of the subject site, including the Lenexa Logistics development to the southwest on Renner Boulevard. A separate mining and quarry use aimed at reclaiming similar collapsed mines exists across Renner Boulevard from the subject property and was approved via projects SU22-07, PL22-09P, and PL24-05F.

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

   See Table 1.

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

   The subject property is limited in productive uses because it is an undermined area. There are locations within the 55 acres where previous mines and respective ground cover have become unstable. Collapsing mines are visible on aerial images and have been confirmed by the applicant. Without remediation, this site is not suitable for development. The proposed mining and quarry use is one of a limited number of suitable uses for the site in its current state.

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

   The proposed use is unlikely to detrimentally affect nearby property. Surrounding existing uses include industrial development, a state highway, and vacant land. The highest potential for impacts would be to the east where an industrial development, JCPenney's distribution center, exists. The subject property is closest to the parking and loading area of the JCPenney's site, so there will be limited impact on workers, including potentially dust from the rock; however, the applicant plans to mitigate dust with water trucks. The property is adjacent to WaterOne's fill site and headquarters to the south. WaterOne owns the subject property and has given consent for the proposed mining and quarrying operations.

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

   The subject property is in an undermined area as part of the South Mining TIF District and has never had surface development.

6. **The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

   There will be no relative gain to public health, safety, and welfare if this application is denied. The site currently exists in a precarious condition and reclamation of the site would benefit the community. Denial of the application will greatly limit what the property owner can do on the site until it is remediated.

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

   See Staff's recommendation at the end of this report.

8. **Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.**

   The Comprehensive Plan's Future Land Use classification for this site is Business Park. The proposed use and remediation will make this area viable for such development.

9. **The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks and recreation facilities, etc.**

   The site does not currently have any utilities as there is no development; however, access to services is available nearby.

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

    Improvements to Renner Boulevard include the addition of a northbound right-turn lane. A southbound left-turn lane is already existing. With the required public street improvements, the proposed use should not adversely impact the safety or capacity of the surrounding street network.

The UDC does not identify a specific parking requirement for mining or quarrying use but rather notes that parking requirements shall be determined by the City. Staff review of proposed parking was based on site-specific uses related to the intensity of use such as the number of employees, uses taking place on-site, and anticipated number of vehicles. The use is also unique in that parking areas will likely move as mining operations move throughout the site. The applicant identified that there will be fewer than 10 employees on-site at any one time during working hours and up to 20 trucks per day at peak season. There will be no overnight parking.

11. The environmental impacts the proposed use will generate including, but not limited to, excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm.

The proposed use has the potential to generate harmful impacts. Staff worked with the applicant to mitigate such impacts in the following ways:

- **Air Pollution and Dust:** The operator, Mid-States Materials, LLC will ensure airborne dust produced by the operations will comply with all Air Quality Standards and Regulations of the Kansas Department of Health and Environment (KDHE) and the Environmental Protection Agency (EPA). Airborne dust is controlled onsite with a water suppression system. The water suppression system consists of pumps that pump water through lines to various spray bars on crushing equipment. A water truck will also be on site to treat internal roads.
- **Noise:** For noise management, rock crushing equipment shall not be located within the buffer areas and will operate only during the hours of 7 am to 6 pm Monday-Friday. Additional operations may only occur between 6 am and 6 pm Monday-Friday.
- **Light:** Lighting apparatuses shall not be located within the buffer areas and shall be staged so as to shine light away from property lines. Lights, whether semi-permanent, temporary, on vehicles, or on equipment are to be used only between the hours of 6 am and 6 pm Monday-Friday.
- **Vibrations and blasting:** Blasting will be approved only on a case-by-case basis through review and approval from the Fire Department. No blasting shall occur outside of approved hours of operation, outside of approved blasting times, nor located within the designated buffer areas.

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

This site will be subject to Lenexa's stormwater management requirements, which when implemented mitigates stormwater impacts created by the proposed use.

13. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.

The applicant can satisfy applicable requirements of the zoning regulations and other applicable ordinances.

PRELIMINARY PLAN REVIEW

The proposed preliminary plan does not include any permanent structure or facilities. Locations of temporary structures, equipment, and materials will move throughout the site periodically as phasing occurs. Access to the site is taken from Renner Boulevard. The gravel parking area, scale, portable restrooms, and portable scale house will be located near the site entrance to the west of the aggregate stockpile and crushing plant location as shown in Exhibit 4. Roadway improvements to Renner Boulevard are to include a northbound right-turn lane at the full access entrance.

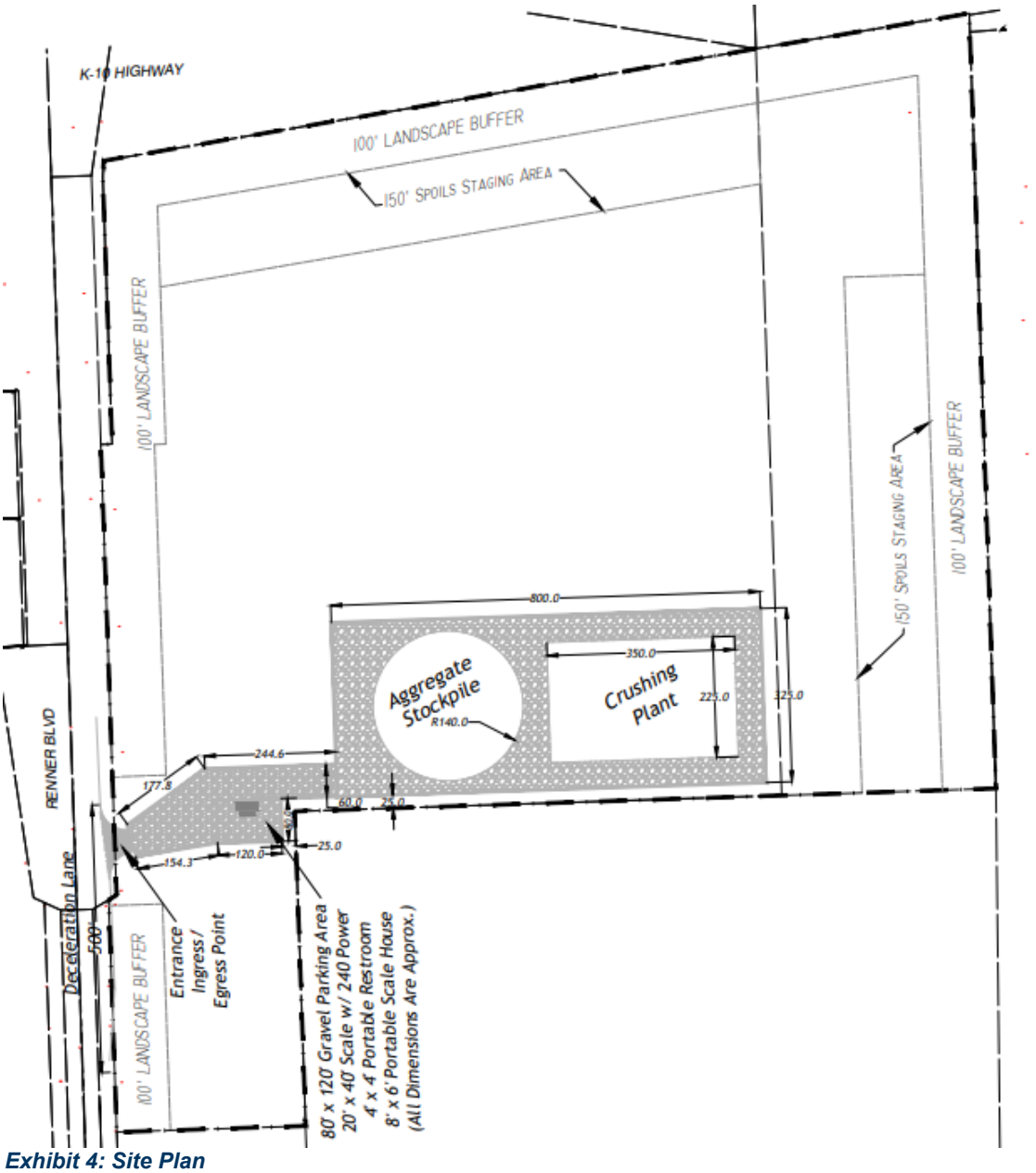


Exhibit 4: Site Plan

The site is currently unplatted. Because no permanent development will occur with this project, platting of the site is not required at this time. The property will be required to be platted when permanent development is proposed on the site.

DIMENSIONAL STANDARDS

There are no permanent structures existing or proposed on the site. All equipment, temporary office buildings, haul roads, and parking will remain outside of the required setbacks.

PUBLIC IMPROVEMENTS

The plan requires improvements to Renner Boulevard to include a northbound right turn lane. The applicant is responsible for designing and constructing the northbound right-turn lane consistent with City standards and requirements. The required turn lane will mitigate adverse impacts of traffic turning into the site from Renner Boulevard. A southbound left-turn lane already exists at the full access entrance along Renner Boulevard.

At final plan, the northbound right turn lane, meeting all of the City's standards and requirements, will need to be shown and dimensioned to scale on the plan set in order to determine if existing right-of-way is adequate to accommodate the turn lane.

ACCESS, TRAFFIC, AND PARKING

The site will be accessed from Renner Boulevard with the use of a new northbound right-turn lane to be installed. A southbound left-turn lane already exists. Renner Boulevard is an arterial road. The site will be required to have proper vehicle exiting areas to remove rocks and dirt from tires before exiting onto Renner Boulevard, which will be designed and installed with the project's Site Development Permit.

Commercial circulation within the site will be on a designated gravel haul road.

The Unified Development Code does not identify a specific parking requirement for mining and quarrying use but rather notes that parking requirements shall be determined by the City. Staff review of proposed parking was based on site-specific considerations such as the number of employees and the type of operation. The operational characteristics of this site as a mine and quarry are distinctive from typical development which would require a permanent parking lot. The temporary parking area for this operation will resemble that of a construction site with a gravel parking area located near the site entrance. The proposed parking is adequate per Staff's review of the plans and operations.

STORMWATER

The applicant provided conceptual level stormwater information indicating that they are cognizant that Lenexa's stormwater standards and requirements must be met. Given this is not an actual development plan (i.e. it is not being designed as future buildings/parking/development/etc., but rather it is currently a mostly vegetated field and upon completion will still be a vegetated field), Staff is accepting of the preliminary plan moving forward.

During the active life of the project, the excavated "pits" will act as large natural sumps, capturing stormwater and thus greatly reducing the flow of stormwater off the site. The applicant acknowledged that removal of this water from the quarried area will have to follow all Lenexa standards and requirements, which will include not removing the water at a greater rate than it currently leaves the site for any given discharge point.

At final plan, a Final Stormwater Management Study will be required that meets all of the City's standards and requirements, refining the conceptual level data provided with this application.

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

There is no new permanent lighting proposed at the site; however, temporary lighting apparatuses may be present and moved throughout the site as work on the mine progresses. Lighting apparatuses shall not be located within the buffer areas and shall be staged so as to shine light away from property lines. Lights, whether semi-permanent, temporary, on vehicles, or on equipment, are to be used only between the hours of 6 am and 6 pm (operation hours).

LANDSCAPING

An existing wooded area of 100' will be preserved along the north, east, and west property lines to buffer the quarry from K-10 Highway and neighboring properties. The site is elevated from Renner boulevard in this area, and there is a large ridge between the reclamation site and the K-10 Highway, so mining operations should not be visible to passersby. The topsoil will be redistributed among the site following completion of mining and refilling. The overall site will be seeded once final grades are achieved. Exhibit 5 shows the wooded areas to be preserved on the site.



Exhibit 5: Vegetation shown within green area to be preserved

ARCHITECTURE

There are no permanent structures being proposed as part of this preliminary plan. There will be a temporary trailer used for office operations and equipment kept on site. The equipment includes a portable scale, conveyor belt, and crusher. These items are necessary and standard for a mining and quarrying site. The temporary buildings and equipment will be removed upon expiration of the special use permit and/or completion of the site remediation. The temporary trailer and equipment are located outside of the required buffer areas.

DEVIATIONS

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

NEXT STEPS

- This project requires a recommendation from the Planning Commission and approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on October 20, 2026.
- If these applications are approved, the applicant must submit and gain approval for a final plan prior to applying for permit(s) or commencing mining and quarrying operations.
- The applicant must receive permit(s) prior to commencing quarry development and beginning operations. Potential City permits include but are not limited to: a Site Development Permit, Public Improvement Permit, and Blasting Permits.
- The applicant will need to apply for a Special Use Permit Renewal in five years if the use is to continue for the anticipated 8-10 years.
- The applicant will be responsible for all pertinent State and Federal requirements and permits required for this project.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed Rezoning, Special Use Permit, and Preliminary Plan for WaterOne Mine Remediation, subject to the conditions listed under the Special Use Permit section.**

- The project includes a mining and quarrying operation subject to the hours of operation listed within this Staff Report.
- The operation shall not include an asphalt/concrete plant or a fill site for off-site materials or construction debris as part of this approval.
- 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 ***Responsible Economic Development*** to create ***a Thriving Economy***.

REZONING

Staff recommends **APPROVAL** of rezoning property from the BP-1, Planned Business Park District to the BP-2, Planned Manufacturing District for RZ26-05 - **WaterOne Mine Remediation** at the southeast corner of Renner Boulevard and K-10 Highway, for a mining and quarrying use.

SPECIAL USE PERMIT

Staff recommends **APPROVAL** of SU26-08 - a special use permit for a period of 5 years for a mining and quarrying use for **WaterOne Mine Remediation** at the southeast corner of Renner Boulevard and K-10 Highway, subject to the following conditions:

1. Hours of operation shall be limited to Monday through Friday, 6:00 am to 6:00 pm. Rock crushing equipment shall not be used before 7:00 am.
2. Blasting shall be limited to Monday through Friday, 8:00 am to 4:00 pm and shall only occur with an approved permit from the Fire Department.

3. Land use buffers shall be maintained as listed below. No quarry/mining operations, blasting, parking, structures or uses shall be permitted within the land use buffers and existing vegetation shall be preserved.
    a. A buffer of 100 feet in depth will be preserved along the northern, eastern, and western property line abutting K-10 Highway, Renner Boulevard, and the adjacent property to the east, as shown in Exhibit 5.
4. All public improvements to Renner Boulevard must be completed prior to operations commencing.
5. Reclaimed portions of the site shall be graded to no more than a 3:1 slope and shall be seeded and maintained with appropriate vegetation.

PRELIMINARY PLAN

Staff recommends **APPROVAL** of the preliminary plan for PL26-09P – **WaterOne Mine Remediation** at the southeast corner of Renner Boulevard and K-10 Highway, for a mining and quarrying use.



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

WaterOne Mine Remediation

0 435 870 1,740 Feet

Lenexa KANSAS

Narrative/Background

Mid-States Materials is partnering with WaterOne to complete a mine remediation project on approximately 60 acres of undermined land at the southeast corner of K-10 and Renner Boulevard.

Mining began on the subject properties in 1976 and was known as the Holland Mine No. 1. The mine progressed east as tunnels were excavated under Renner Boulevard (formerly Renner Road) and operations on this site ceased in 1987.

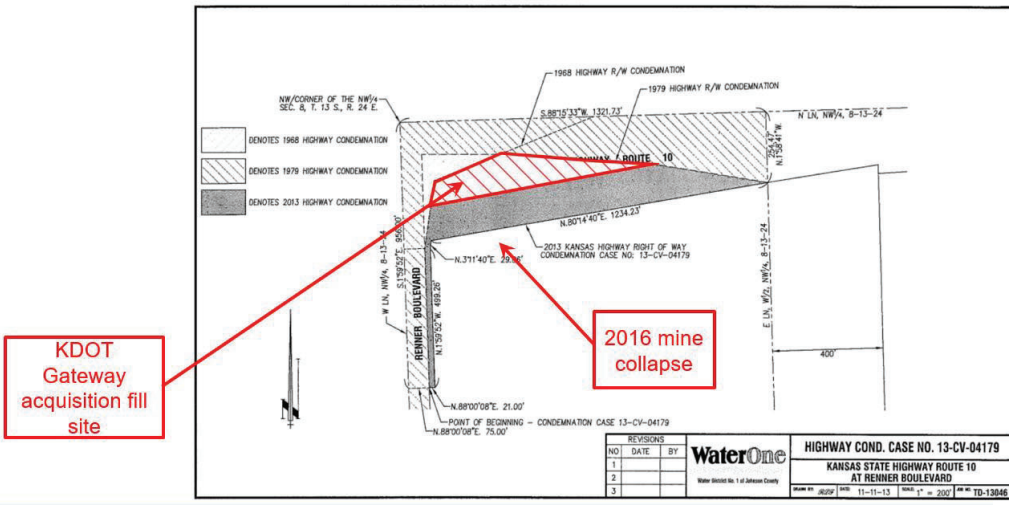
The intent of this application is to reclaim undermined property that is not developable in its current unstable state due to the condition of the mine and currently on-going mine failures.



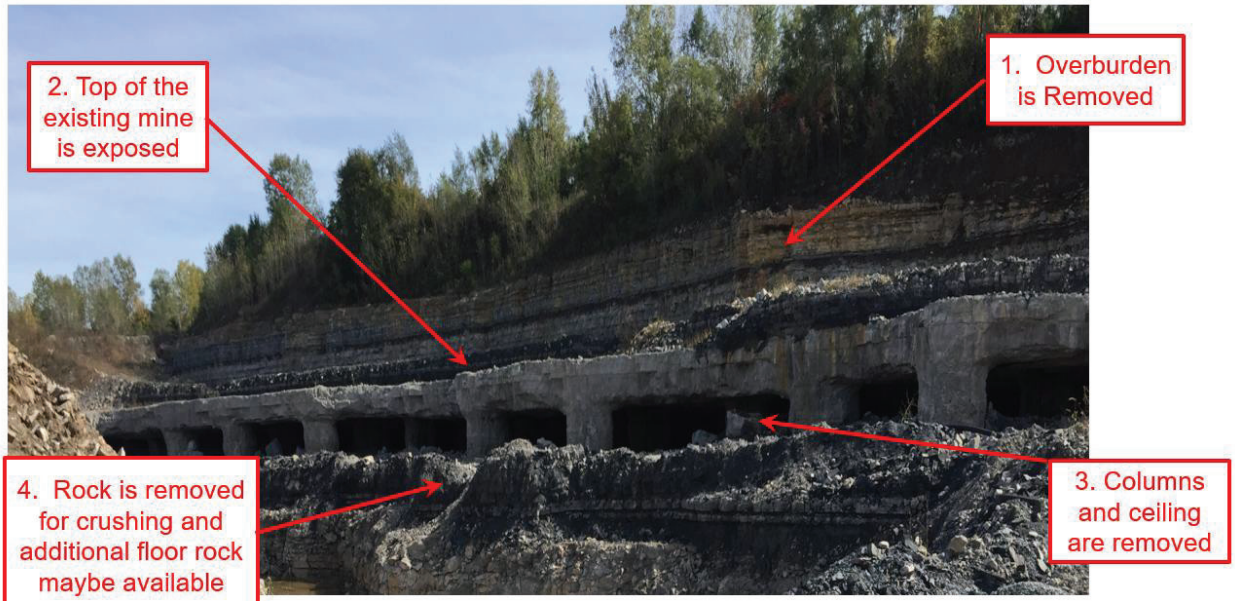


(Pictures are from 2016 Mine Collapse during the Gateway Project)

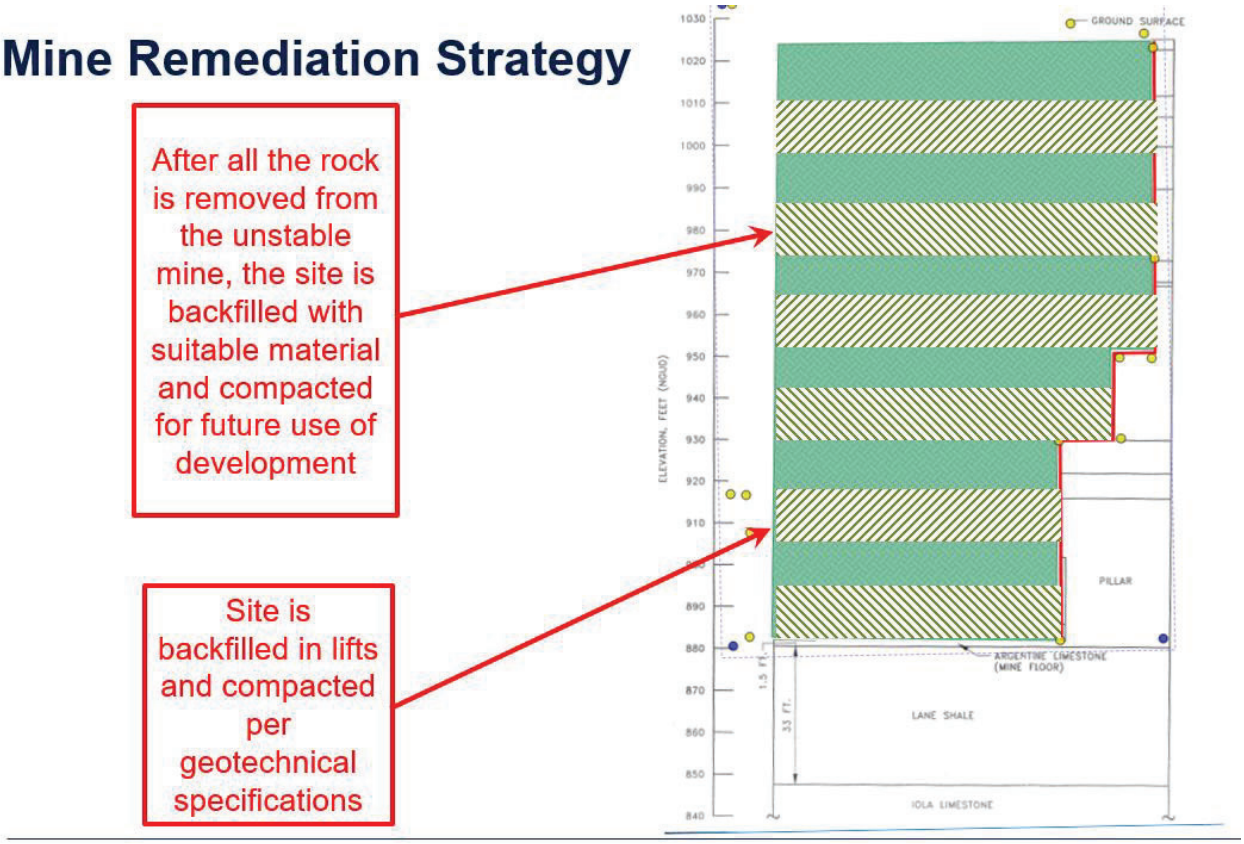
KDOT acquired 4.8 acres near K-10 Highway during the Gateway Project and filled approximately 1 Acre of the mine to stabilize. The original estimate was $3.7 million dollars. The actual cost was $5.9 million over approximately 7 years ago.



Removing the material from the surface to the floor of the existing mine will remove the underground cavities and void spaces. The subsequent processing of this removed material such that it can be appropriately placed and compacted back into the excavated area will provide a stable ground surface that will then have the potential for future surface development.



The intent of the quarry component and subsequent rock sales operations is to provide some form of revenue stream to assist and offset some of the very high costs of remediation. The cost to fill the mine in and fill with grout and fly ash is far too expensive and there is no guarantee of stabilization. Digging down and removing the cavities and backfilling is the only way to stabilize the mine.



To assist in illustrating both the existing conditions as well as the intended end result of the remediation project, the following graphic demonstrates an original mine, a failing mine, and a remediated mine.



Proposed hours of quarry operation are as follows:

- Sale, production, and removal of rock: Monday – Friday 6 a.m. – 6 p.m.
- Blasting: Monday – Friday subject to Fire Department approval. Lenexa's typical blasting hours are 8 a.m. to 4 p.m.
- No activity is proposed during Saturday and Sunday.

Final grades will be identified on a site reclamation plan that will be reviewed and approved as part of the final plan. Overburden and "clean rubble" materials will be used to backfill the site. These fill materials include rock, soil, shale, dirt/soils, clay, and concrete. The site will be fully vegetated with appropriate ground cover established upon the completion of reclamation.

A phasing plan has been provided that indicates 3 phases: Initial Phase, Phase I (Operation Phase, and the Final/Restoration Phase with a total of approximately 8-10 years.

<table>
<tr><th>Initial Phase</th><th>10 months</th><th>Operational Phase or Phase I</th><th>4.5 years</th><th>Final or Restoration Phase</th><th>~3-4 Years</th></tr>
<tr><td>Deceleration Lane Approval and Build</td><td>6 Months</td><td rowspan="2">Mine north site</td><td rowspan="2">2 years</td><td>Complete fill/leveling of site to grades</td><td>2-3 years</td></tr>
<tr><td>Install Erosion and sediment control devices</td><td>6 Weeks</td><td>Remove site operations</td><td>3 months</td></tr>
<tr><td>Clear and Grub</td><td>2 Weeks</td><td rowspan="2">Adjust operations as necessary, mine mid-site</td><td rowspan="2">2 years</td><td rowspan="2">Begin processing berms for topsoil cover/vegetate site</td><td rowspan="2">3 months</td></tr>
<tr><td>Strip Overburden</td><td>6 Weeks</td></tr>
<tr><td rowspan="2">Prepare Site Operations</td><td rowspan="2">4 Weeks</td><td rowspan="2">Adjust operations as necessary, mine south site</td><td rowspan="2">1.5 years</td></tr>
<tr><td>Total Duration</td><td>8-10 Years</td></tr>
</table>

Proposed Use Buffers

- A buffer of 100 feet in depth will be preserved along the northern property line abutting K-10 Highway.
- A buffer of 100 feet in depth is proposed on the western edge of the property abutting Renner Blvd. The applicant requests to mine within 25' of Renner Blvd in the areas the portals cross underneath Renner Blvd. The applicant wishes to work

with the City of Lenexa in stabilizing these areas to prevent future failures of Renner Blvd.

- A buffer of 100 feet in depth will be preserved along the eastern property line.

VIEW FROM RENNER BLVD FACING EAST



LOOKING SOUTH FROM 435 ON RAMP



A. The zoning and use of properties nearby.

North: K-10 Highway and on/ramp.
East: Heavy Industrial BP2
West: Heavy Industrial Mining BP2
South: Industrial. Government/WaterOne, BP1, BPS, BP2

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

The subject property is limited in productive uses because it is an undermined site. There are locations within the 60 acres where previous mines and respective ground cover have become unstable. Collapsing mines have been confirmed by WaterOne. Without remediation, this site is not suitable for development. The proposed mining and quarry use is one of a limited number of suitable uses for the site in its current state.

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

The proposed use will not affect the nearby property. Surrounding existing uses include heavy industrial, mining, and a state highway. There are no residential structures nearby. The existing landscape buffer around the property will be maintained.

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

The subject property is in an undermined area and has never had any surface development.

E. The relative gain to public health, safety and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The public will gain access to high quality aggregate at an affordable price. This location will also provide several jobs. The site currently exists in a precarious condition and reclamation of the site would benefit the community with future development if the site is remediated. Denial of the application will greatly limit what the property owner can do on the site until it is reclaimed.

F. Recommendations of City's permanent professional staff.

See the staff's recommendation.

G. Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.

The Master Plan Future Land Use for this site is identified as Business Park. The proposed use and remediation will make this area viable for such development. Without such

remediation this property will never be able to be used as a business park as originally intended.

H. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks and recreation facilities, etc.

The site does not currently have any utilities as there is no development; however, access to services is available nearby.

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

Improvements to Renner Boulevard include a northbound right turn lane. With the public street improvements required, the proposed use should not adversely impact the safety or capacity of the surrounding street network. The UDC does not identify a specific parking requirement for mining or quarrying use but rather notes that parking requirements shall be determined by the City. The use is also unique in that parking areas will likely move as mining operations move throughout the site.

J. The environmental impacts the proposed use will generate including, but not limited to, excessive storm water runoff, erosion and sedimentation, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.

Environmental Impacts

- Air Pollution and Dust: Mid-States Materials, LLC will ensure airborne dust produced by the operations will comply with all air quality standards and regulations of the Kansas Department of Health and Environment (KDHE) and the Environmental Protection Agency (EPA). Airborne dust is controlled onsite with a water suppression system. The water suppression system consists of pumps that pump water through lines to various spray bars on the crushing equipment. A water truck will also be on-site to treat internal haul roads.
- Noise: For noise management, rock crushing equipment shall not be located within the buffer areas and will operate only during the hours of 6 a.m. to 6 p.m.
- Light: Lighting apparatuses shall not be located within the buffer areas and shall be staged so as to shine light away from property lines. Lights, whether semi-

permanent, temporary, on vehicles, or on equipment, are to be used only between the hours of 6 a.m. and 6 p.m.

- Vibrations and blasting: Blasting will be approved by the Lenexa Fire Department. Blasting will shall not occur outside of operation hours nor within the designated buffer areas.
- Stormwater: This site will be subject to Lenexa's stormwater management requirements, which when implemented mitigates stormwater impacts created by the proposed use. Stream buffer exists on portions of this site. No work is to occur within the designated stream buffer area, and the stream buffer area will be appropriately protected.

K. The character of the neighborhood.

The surrounding area contains a variety of zoning districts; the neighborhood is primarily industrial in use with the same proposed use across the street. The site borders a K-10 on ramp on the north side and Renner Boulevard to the west. An industrial warehouse is located to the east and WaterOne has additional property to the south where they have an SUP that allows them to dispose of clean rubble on the property.

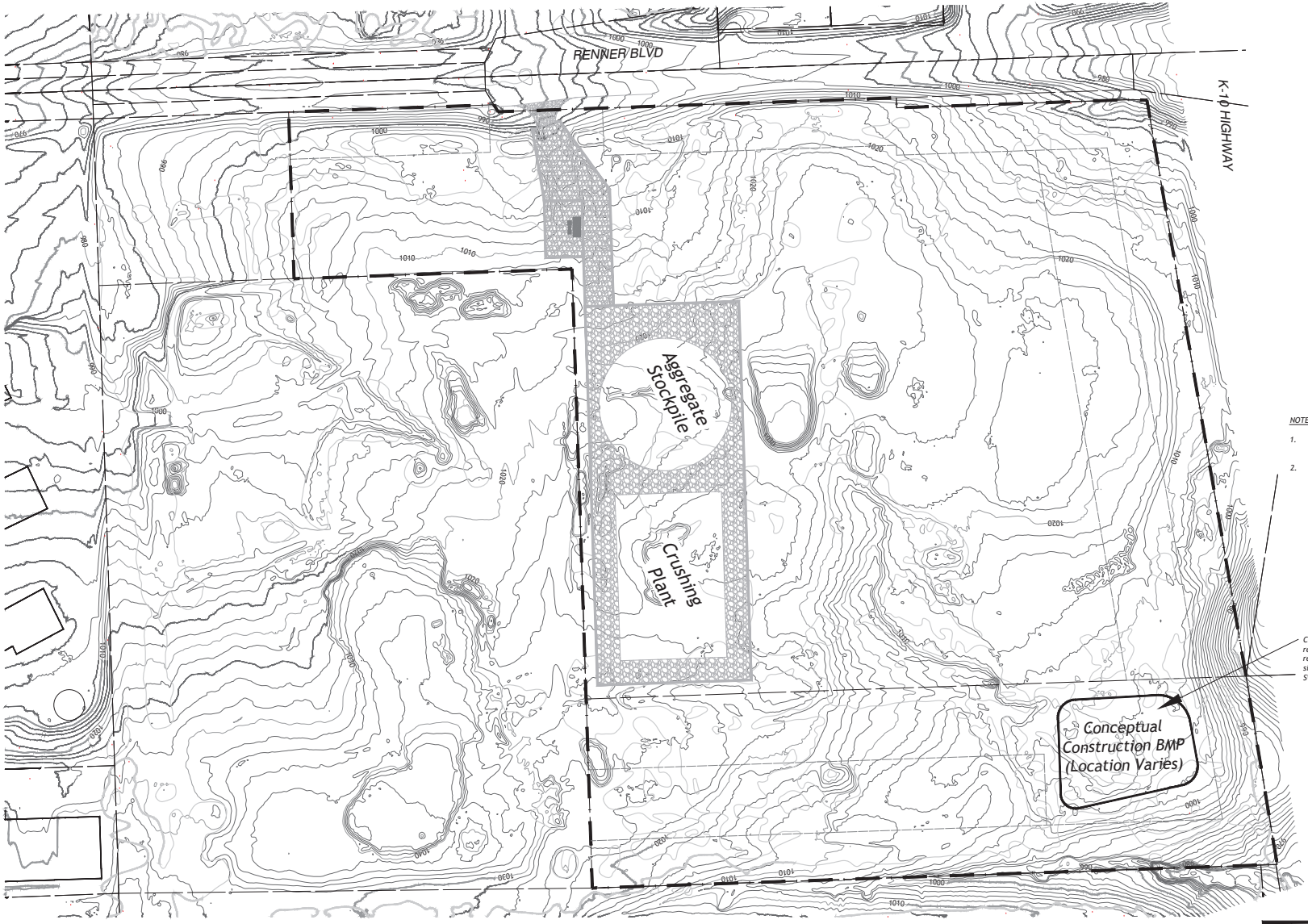
L. The extent to which the proposed development would adversely affect the capacity or water quality of the stormwater system, including without limitation, natural stream assets in the vicinity of the subject property.

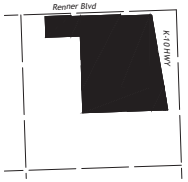
The site will not adversely affect the capacity or water quality of the stormwater system. Before the project moves forward, an official stormwater management study addressing the City stormwater management requirements and codes will be conducted and approved by staff.

M. The ability of the applicant to satisfy any requirements (e.g., site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.

Mid-States will satisfy applicable requirements of the zoning regulations and other applicable ordinances.

WATERONE MINE REMEDIATION PROJECT





NW ¼ 8-13-24

1"=1,000'
0 500 1000'

LOCATION MAP

Legend

- Ex. Drainage Area Boundary
- Fut. Drainage Area Boundary
- Phasing Boundary
- Finish Grade Contour
- Existing 2' Contour
- Existing 10' Contour
- Property Line
- Easement Line
- Existing Gravel Drive
- Proposed Gravel Drive

NOTES:

1. Approximate historic mine extent. Holland Corp. Phasing Plan, Exhibit B, 3/31/95. Not a current as-built.
2. Boundary = 2013 Kaw Valley ALTA (legal only). Existing 2-ft contours = Johnson County AIMS.

Conceptual construction BMP. Live during mining and reclamation. Relocates with the work. Removed at reclaim. Not a permanent detention facility. Type, size, and outlet in the land-disturbance permit and SWPPP.

1"=100'
0 50' 100'

Property & Topo Data Sources:

1. *AIMS (topo)*
2. *Alta Survey (easements) by Kaw Valley Engineering - Aug 28, 2013*

Date of Preparation:
8/16/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

SHEET
1 OF 11

WATERONE REMEDIATION
10401 RENNER BLVD
LENEXA, KS 66219
SUP EXHIBIT
GENERAL LAYOUT

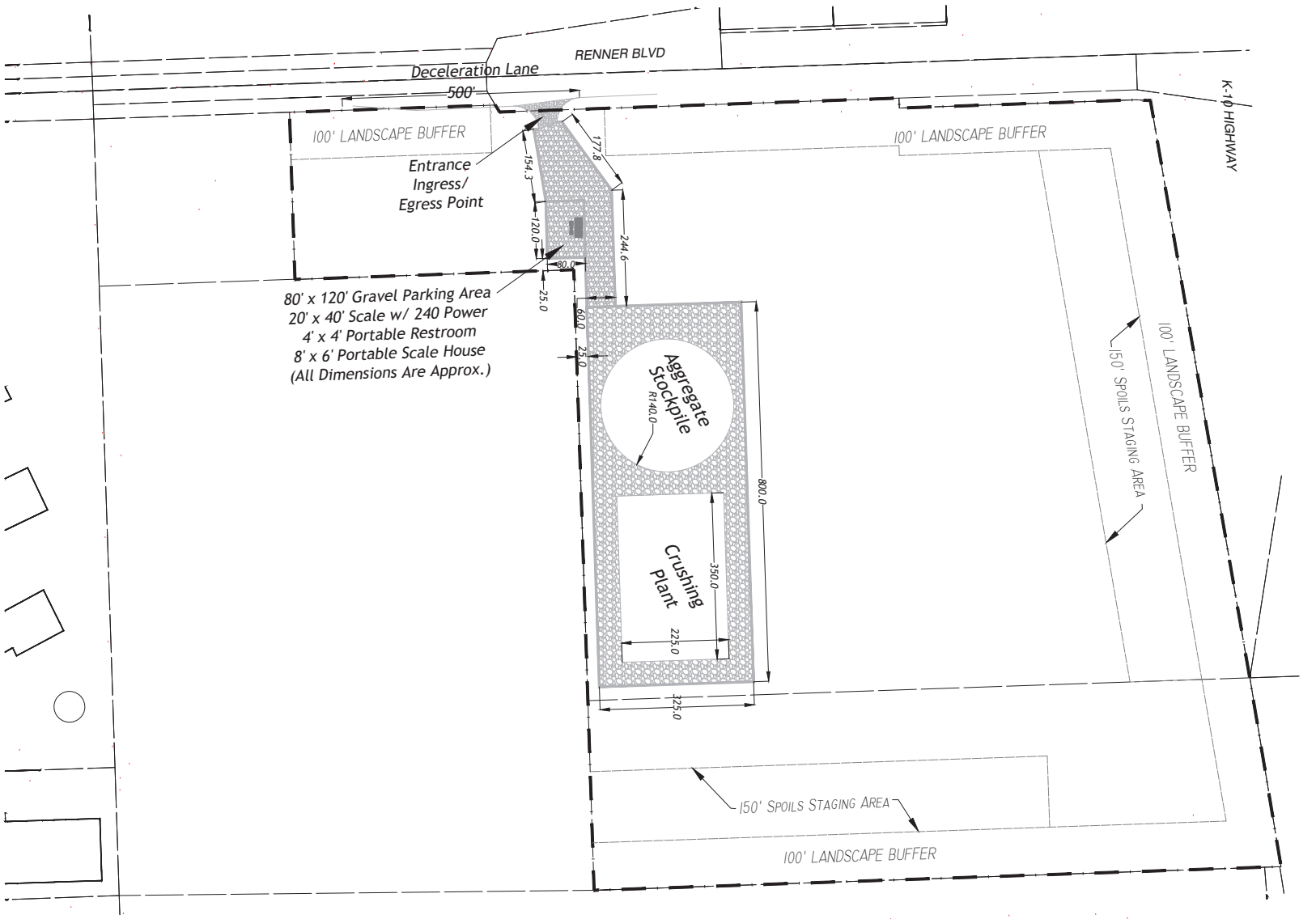
PREPARED FOR:
MID-STATES MATERIALS, LLC
PO BOX 237, TOPEKA, KS 66601
(855)310-ROCK
INFO@MIDSTATESMATERIALS.COM
ATTN: COLE ANDERSEN

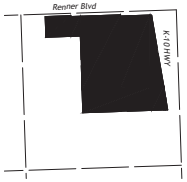
Certificate of Authorization:
KANSAS ENGINEERING - E-3749
KANSAS LANDSCAPE ARCHITECTURE ENGINEERING - 2026003262

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BUCKER
16724
9/25/2026
LICENSED PROFESSIONAL ENGINEER

WATERONE MINE REMEDIATION PROJECT





NW $\frac{1}{4}$ 8-13-24

1"=1,000'
0 500 1000'

LOCATION MAP

Legend

- Ex. Drainage Area Boundary
- Fut. Drainage Area Boundary
- Phasing Boundary
- Finish Grade Contour
- Existing 2' Contour
- Existing 10' Contour
- Property Line
- Easement Line
- Existing Gravel Drive
- Proposed Gravel Drive

Property & Topo Data Sources:

1. *AIMS (topo)*
2. *Alta Survey (easements) by Kaw Valley Engineering - Aug 28, 2013*

Date of Preparation:
8/16/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

SHEET
2 OF 11

WATERONE REMEDIATION
10401 RENNER BLVD
LENEXA, KS 66219
SUP EXHIBIT
SITE PLAN

PREPARED FOR:
MID-STATES MATERIALS, LLC
PO BOX 237, TOPEKA, KS 66601
(855)310-ROCK
INFO@MIDSTATESMATERIALS.COM
ATTN: COLE ANDERSEN

Certificate of Authorization:
KANSAS ENGINEERING - E-3749
MISSOURI ENGINEERING - 2026003262

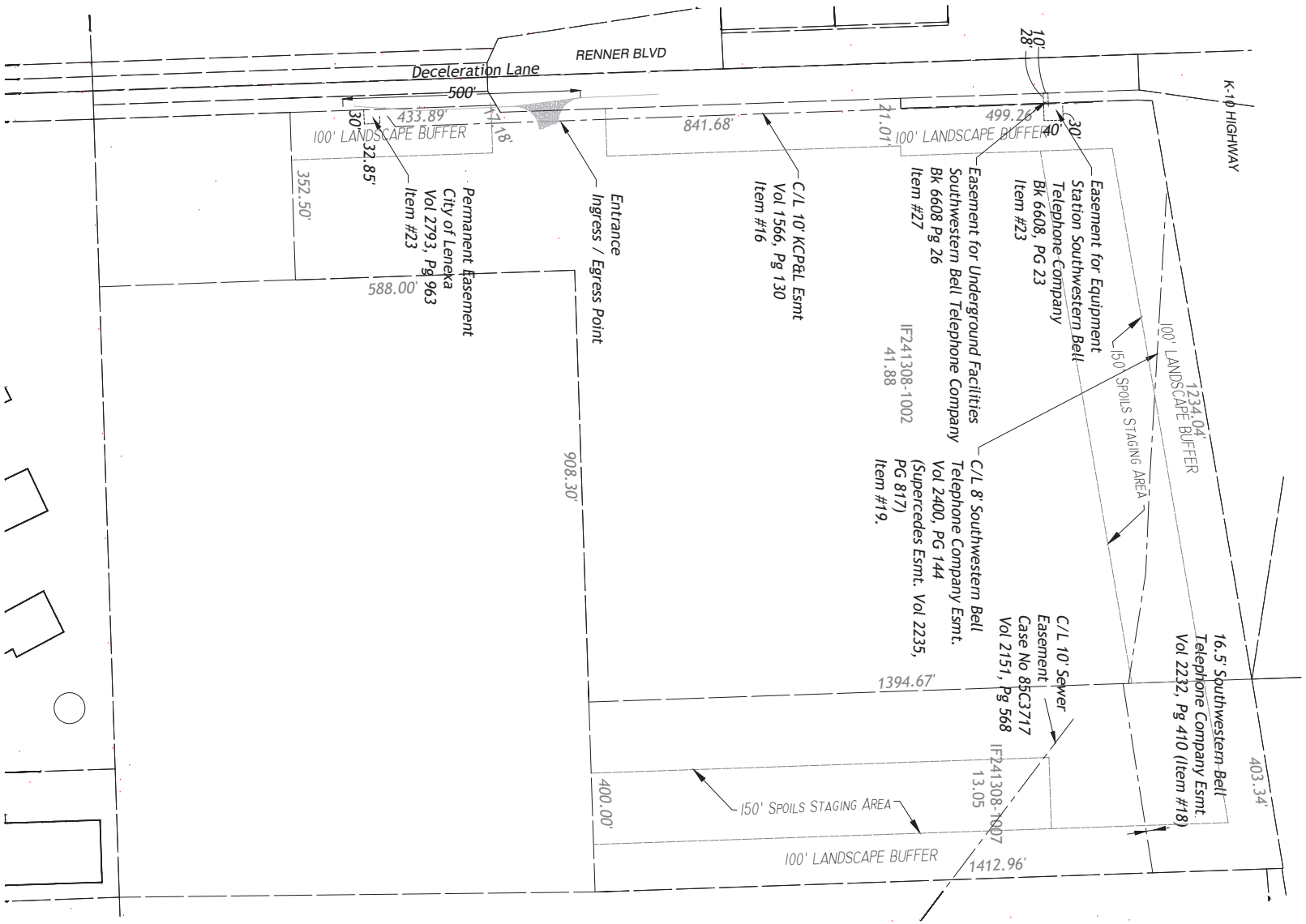
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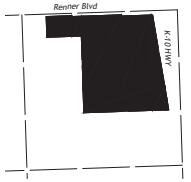
1"=100'
0 50 100'

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BUCKER
LICENSED
16724
9/25/2026
PROFESSIONAL ENGINEER

WATERONE MINE REMEDIATION PROJECT





Legend

- Ex. Drainage Area Boundary
- Fut. Drainage Area Boundary
- Phasing Boundary
- Finish Grade Contour
- Existing 2' Contour
- Existing 10' Contour
- Property Line
- Easement Line
- Existing Gravel Drive
- Proposed Gravel Drive

Property & Topo Data Sources:

1. *AIMS (topo)*
2. *Alta Survey (easements) by Kaw Valley Engineering - Aug 28, 2013*

Date of Preparation: 8/16/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

SHEET
3 OF 11

WATERONE REMEDIATION
10401 RENNER BLVD
LENEXA, KS 66219
SUP EXHIBIT
DIMENSIONS & EASEMENTS

PREPARED FOR:
MID-STATES MATERIALS, LLC
PO BOX 237, TOPEKA, KS 66601
(855)310-ROCK
INFO@MIDSTATESMATERIALS.COM
ATTN: COLE ANDERSEN

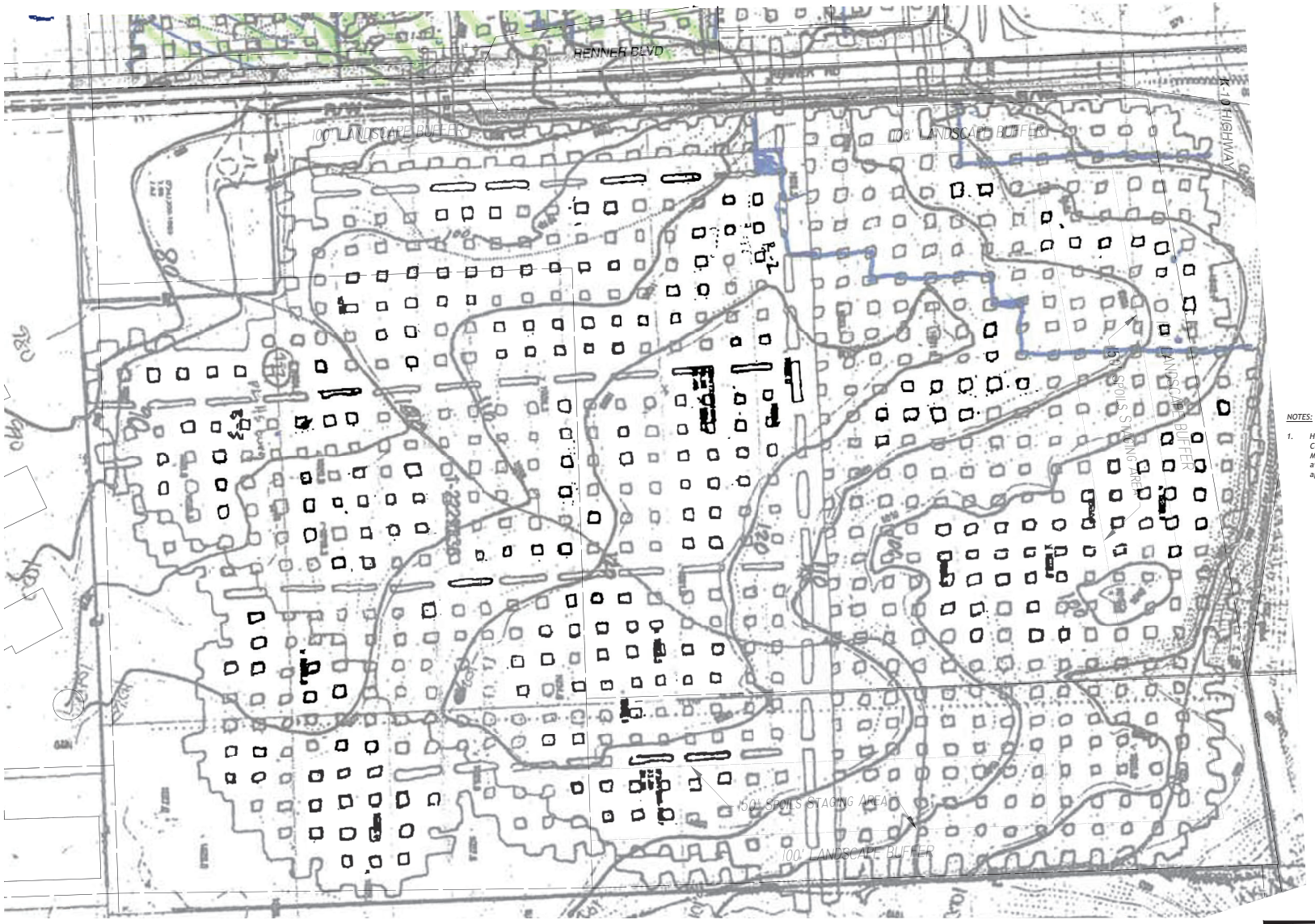
Certificate of Authorization:
KANSAS ENGINEERING - E-3749
MISSOURI ENGINEERING - 2026003262

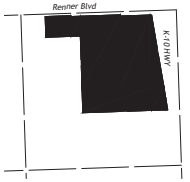
N
1"=100'
0 50' 100'

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BUCKER
LICENSED
16724
9/25/2026
PROFESSIONAL ENGINEER

WATERONE MINE REMEDIATION PROJECT





NW ¼ 8-13-24

1"=1,000'
0 500 1000'

LOCATION MAP

Legend

- Ex. Drainage Area Boundary
- Fut. Drainage Area Boundary
- Phasing Boundary
- Finish Grade Contour
- Existing 2' Contour
- Existing 10' Contour
- Property Line
- Easement Line
- Existing Gravel Drive
- Proposed Gravel Drive

NOTES:

1. Historic mine extent is shown. Source: Holland Corporation Phasing Plan, Exhibit B, revised March 31, 1995. These are the only mine maps available. The exhibit is historic and approximate, not a current underground survey.

Property & Topo Data Sources:

1. *AIMS (topo)*
2. *Alta Survey (easements) by Kaw Valley Engineering - Aug 28, 2013*

Date of Preparation: 8/16/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

SHEET
4 OF 11

WATERONE REMEDIATION
10401 RENNER BLVD
LENEXA, KS 66219
HISTORIC MINE PLAN

PREPARED FOR:
MID-STATES MATERIALS, LLC
PO BOX 237, TOPEKA, KS 66601
(855)310-ROCK
INFO@MIDSTATES MATERIALS.COM
ATTN: COLE ANDERSEN

Certificate of Authorization:
KANSAS ENGINEERING - E-3749
KANSAS LANDSCAPE ARCHITECTURE - 2026003262

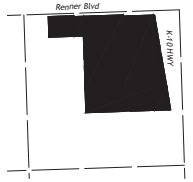
1"=100'
0 50' 100'

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BUCKER
LICENSED
16724
9/25/2026
PROFESSIONAL ENGINEER

WATERONE MINE REMEDIATION PROJECT



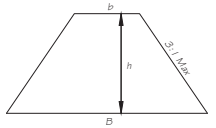


NW ¼ 8-13-24

1"=1,000'
0 500 1000'

LOCATION MAP

Stockpile Berm Detail



Stockpile Berm North Line
(All Dimensions Noted are Maximums)

b=30'
B=150'
H=35'
L=1,130
Est. Max Storage = +/-132,000 CY

Stockpile Berm Detail East Line
(All Dimensions Noted are Maximums)

b=30'
B=150'
H=35'
L=960
Est. Max Storage = +/-112,000 CY

No grading shall occur within landscape buffer.

Legend

- Ex. Drainage Area Boundary
- Fut. Drainage Area Boundary
- Phasing Boundary
- Finish Grade Contour
- Existing 2' Contour
- Existing 10' Contour
- Property Line
- Easement Line
- Existing Gravel Drive
- Proposed Gravel Drive

Property & Topo Data Sources:

1. *AIMS (topo)*
2. *Alta Survey (easements) by Kaw Valley Engineering - Aug 28, 2013*

Date of Preparation: 8/16/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

SHEET
5 OF 11

WATERONE REMEDIATION
10401 RENNER BLVD
LENEXA, KS 66219
SUP EXHIBIT
LANDSCAPE & BERM

PREPARED FOR:
MID-STATES MATERIALS, LLC
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(855)310-ROCK
INFO@MIDSTATESMATERIALS.COM
ATTN: COLE ANDERSEN

Certificate of Authorization:
KANSAS ENGINEERING - E-3749
KANSAS LANDSCAPE ARCHITECTURE ENGINEERING - 2026003262

N

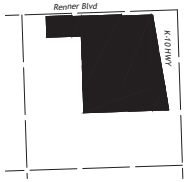
1"=100'
0 50' 100'

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BUCKER
LICENSED
16724
9/25/2026
PROFESSIONAL ENGINEER

WATERONE MINE REMEDIATION PROJECT





NW ¼ 8-13-24

1"=1,000'
0 500 1000'

LOCATION MAP

Legend

- Ex. Drainage Area Boundary
- Fut. Drainage Area Boundary
- Phasing Boundary
- Finish Grade Contour
- Existing 2' Contour
- Existing 10' Contour
- Property Line
- Easement Line
- Existing Gravel Drive
- Proposed Gravel Drive

NOTES:

1. *Proposed contours are restored / reclamation finished grade. They are not interim operating grades.*
2. *Stockpile and entrance sediment controlled by live SWPPP BMPs. Not discharged raw to Renner.*

Conceptual construction BMP. Live during mining and reclamation. Relocates with the work. Removed at reclaim. Not a permanent detention facility. Type, size, and outlet in the land-disturbance permit and SWPPP.

1"=100'
0 50' 100'

Property & Topo Data Sources:

1. *AIMS (topo)*
2. *Alta Survey (easements) by Kaw Valley Engineering - Aug 28, 2013*

Date of Preparation:
8/16/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

SHEET
6 OF 11

WATERONE REMEDIATION
10401 RENNER BLVD
LENEXA, KS 66219
SUP EXHIBIT
GRADING/EC

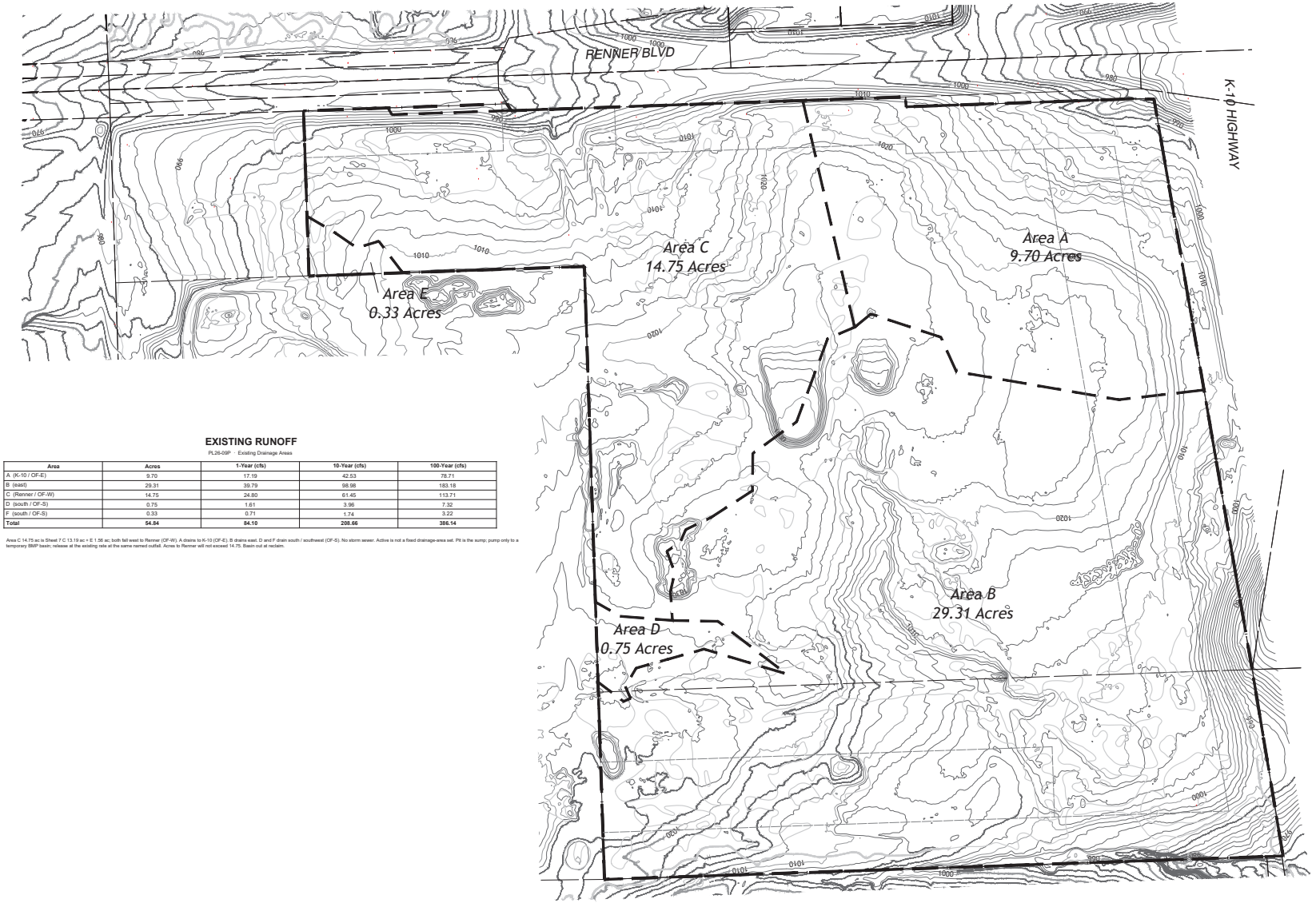
PREPARED FOR:
MID-STATES MATERIALS, LLC
PO BOX 237, TOPEKA, KS 66601
(855)310-ROCK
INFO@MIDSTATESMATERIALS.COM
ATTN: COLE ANDERSEN

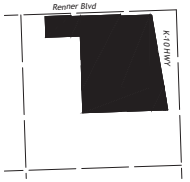
Certificate of Authorization:
KANSAS ENGINEERING - E-3749
MISSOURI ENGINEERING - 2026035262

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BUCKER
LICENSED
16724
9/25/2026
PROFESSIONAL ENGINEER

WATERONE MINE REMEDIATION PROJECT





NW ¼ 8-13-24

1"=1,000'
0 500 1000'

LOCATION MAP

Legend

- Ex. Drainage Area Boundary
- Fut. Drainage Area Boundary
- Phasing Boundary
- Finish Grade Contour
- Existing 2' Contour
- Existing 10' Contour
- Property Line
- Easement Line
- Existing Gravel Drive
- Proposed Gravel Drive

EXISTING RUNOFF

PL26-09P - Existing Drainage Areas

Area	Acres	1-Year (cfs)	10-Year (cfs)	100-Year (cfs)
A (K-10 / OF-E)	9.70	17.19	42.53	78.71
B (east)	29.31	39.79	98.98	183.18
C (Renner / OF-W)	14.75	24.80	61.45	113.71
D (south / OF-S)	0.75	1.61	3.96	7.32
F (south / OF-S)	0.33	0.71	1.74	3.22
Total	**54.84**	**84.10**	**208.66**	**386.14**

Area C 14.75 ac is Sheet 7 C 13.19 ac + E 1.56 ac; both fall west to Renner (OF-W). A drains to K-10 (OF-E). B drains east. D and F drain south / southwest (OF-S). No storm sewer. Active is not a fixed drainage-area set. Pit is the sump; pump only to a temporary BMP basin; release at the existing rate at the same named outfall. Acres to Renner will not exceed 14.75. Basin out at reclaim.

Property & Topo Data Sources:

1. *AIMS (topo)*
2. *Alta Survey (easements) by Kaw Valley Engineering - Aug 28, 2013*

Date of Preparation:
8/16/2026

NO.	BY	DATE	REVISION
1.	DWB	9/29/26	Per City Comments

SHEET
7 OF 11

WATERONE REMEDIATION
10401 RENNER BLVD
LENEXA, KS 66219
SUP EXHIBIT
EXISTING DRAINAGE MAP

PREPARED FOR:
MID-STATES MATERIALS, LLC
PO BOX 237, TOPEKA, KS 66601
(855)310-ROCK
INFO@MIDSTATESMATERIALS.COM
ATTN: COLE ANDERSEN

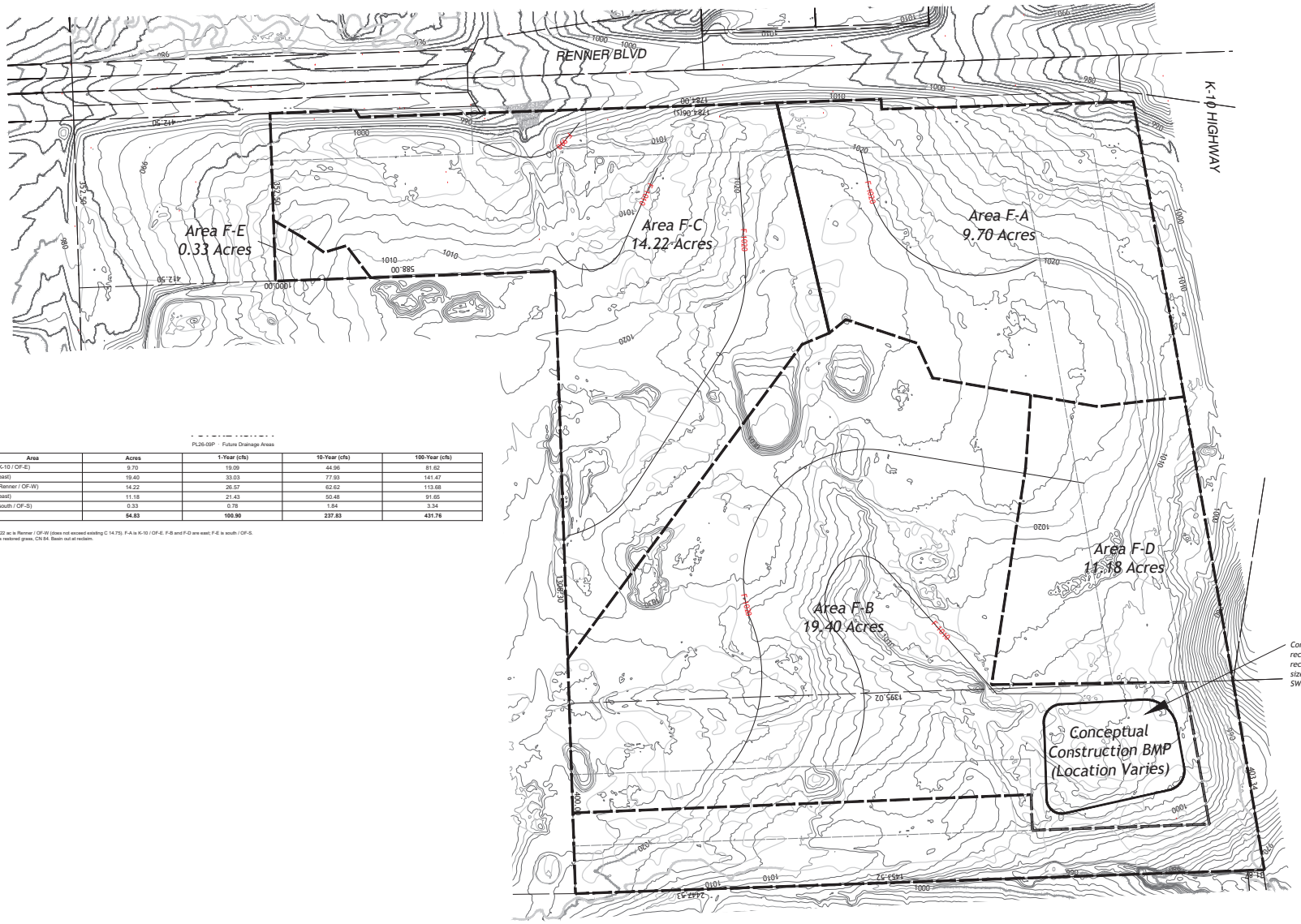
Certificate of Authorization:
KANSAS ENGINEERING - E-3749
MISSOURI ENGINEERING - 2026003262

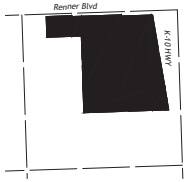
1"=100'
0 50' 100'

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BUCKLEY
16724
9/29/2026
PROFESSIONAL ENGINEER

WATERONE MINE REMEDIATION PROJECT





NW ¼ 8-13-24

1"=1,000'
0 500 1000'

LOCATION MAP

Legend

- Ex. Drainage Area Boundary
- Fut. Drainage Area Boundary
- Phasing Boundary
- Finish Grade Contour
- Existing 2' Contour
- Existing 10' Contour
- Property Line
- Easement Line
- Existing Gravel Drive
- Proposed Gravel Drive

PL26-09P - Future Drainage Areas

Area	Acres	1-Year (cfs)	10-Year (cfs)	100-Year (cfs)
F-A (K-10 / OF-E)	9.70	19.09	44.96	81.62
F-B (east)	19.40	33.03	77.93	141.47
F-C (Renner / OF-W)	14.22	26.57	62.62	113.68
F-D (east)	11.18	21.43	50.48	91.65
F-E (south / OF-S)	0.33	0.78	1.84	3.34
Total	**54.83**	**100.90**	**237.83**	**431.76**

F-C 14.22 ac is Renner / OF-W (does not exceed existing C 14.75). F-A is K-10 / OF-E. F-B and F-D are east; F-E is south / OF-S.
Cover is restored grass, CN 84. Basin out at reclaim.

Property & Topo Data Sources:

1. *AIMS (topo)*
2. *Alta Survey (easements) by Kaw Valley Engineering - Aug 28, 2013*

Date of Preparation: 8/16/2026

NO.	BY	DATE	REVISION
1.	DWB	9/29/26	Per City Comments

SHEET
8 OF 11

WATERONE REMEDIATION
10401 RENNER BLVD
LENEXA, KS 66219
SUP EXHIBIT
FUTURE DRAINAGE MAP

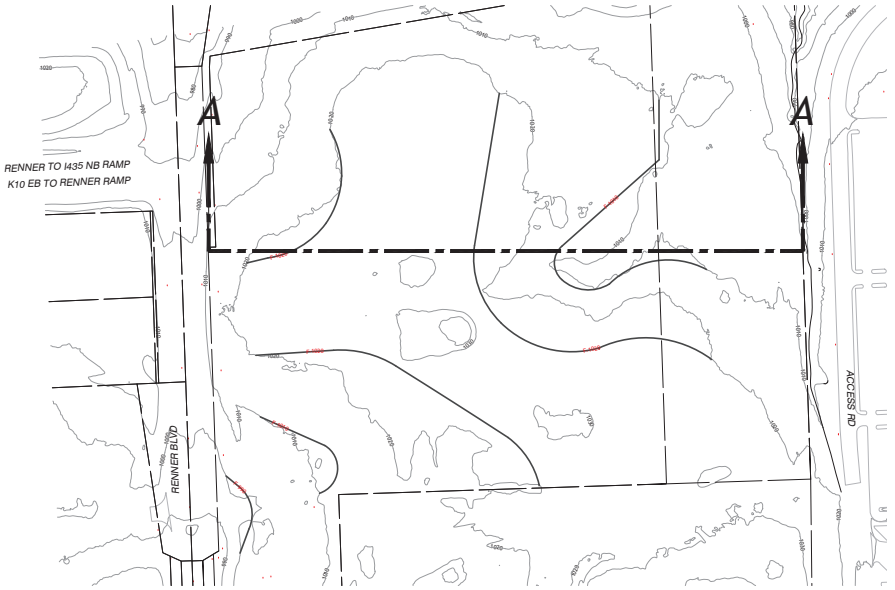
PREPARED FOR:
MID-STATES MATERIALS, LLC
PO BOX 237, TOPEKA, KS 66601
(855)310-ROCK
INFO@MIDSTATESMATERIALS.COM
ATTN: COLE ANDERSEN

Certificate of Authorization:
KANSAS ENGINEERING - E-3749
MISSOURI ENGINEERING - 2026003262

N
1"=100'
0 50' 100'

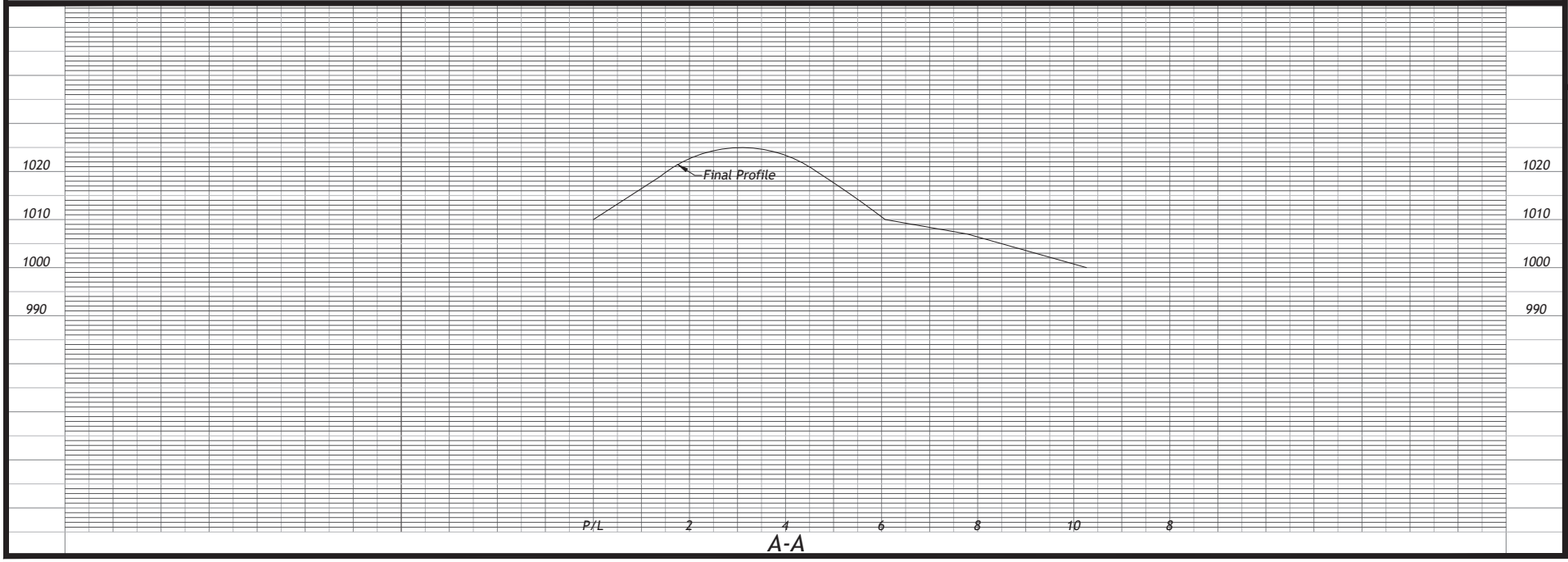
Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BUCKLEY
LICENSED
16724
9/29/2026
PROFESSIONAL ENGINEER



1" = 100'
0 50 100

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments



A-A

SHEET
9 OF 11

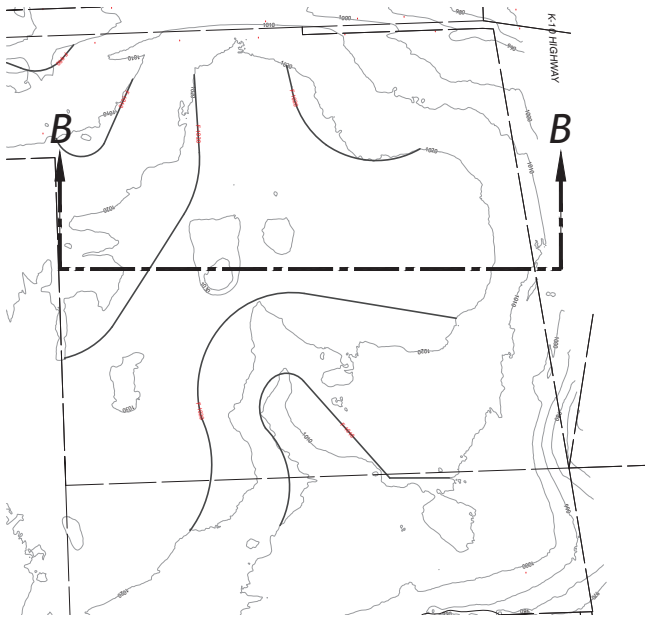
WATERONE REMEDIATION
10401 RENNER BLVD
LENEXA, KS 66219
SUP EXHIBIT
E/W FINISH PROFILE

PREPARED FOR:
MID-STATES MATERIALS, LLC
PO BOX 237, TOPEKA, KS 66601
(855)310-ROCK
INFO@MIDSTATESMATERIALS.COM
ATTN: COLE ANDERSEN

Certificate of Authorization:
KANSAS ENGINEERING - E-3749
MISSOURI ENGINEERING - 2026032462

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BUCKNER
16724
9/25/2026
PROFESSIONAL ENGINEER

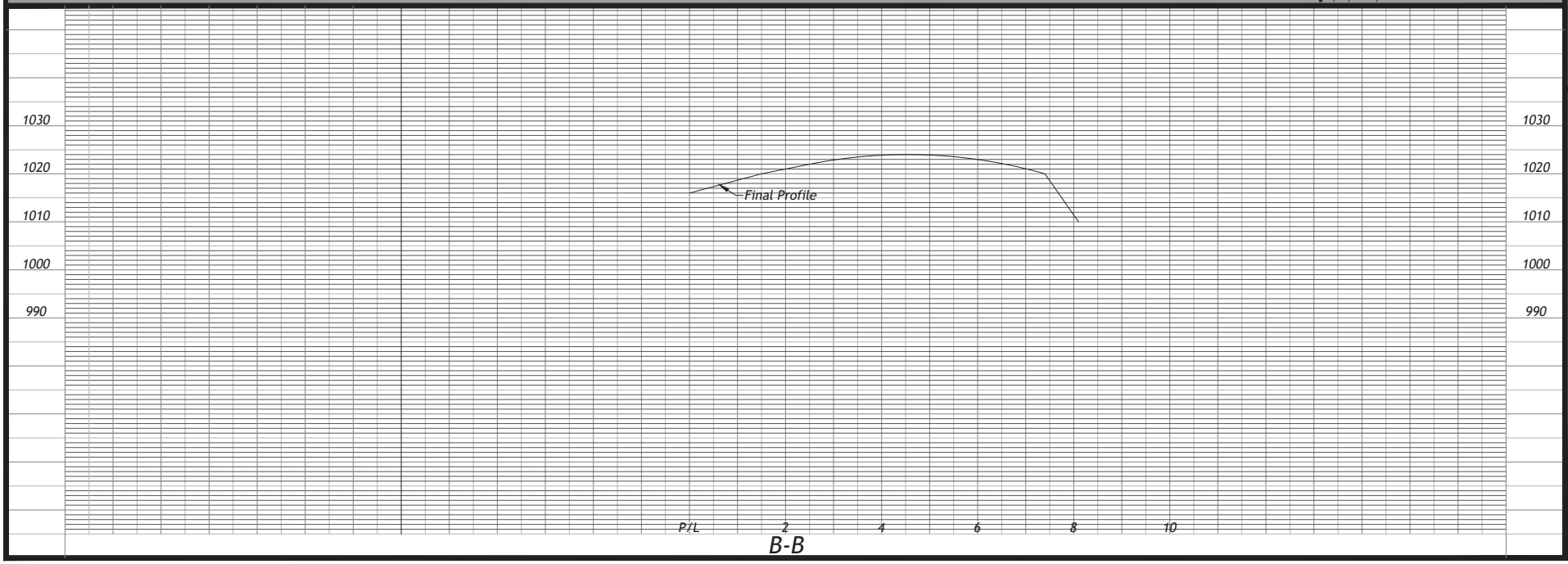


N

1"=100'

0 50 100

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments



SHEET
10 OF 11

WATERONE REMEDIATION
10401 RENNER BLVD
LENEXA, KS 66219
SUP EXHIBIT
N/S FINISH PROFILE

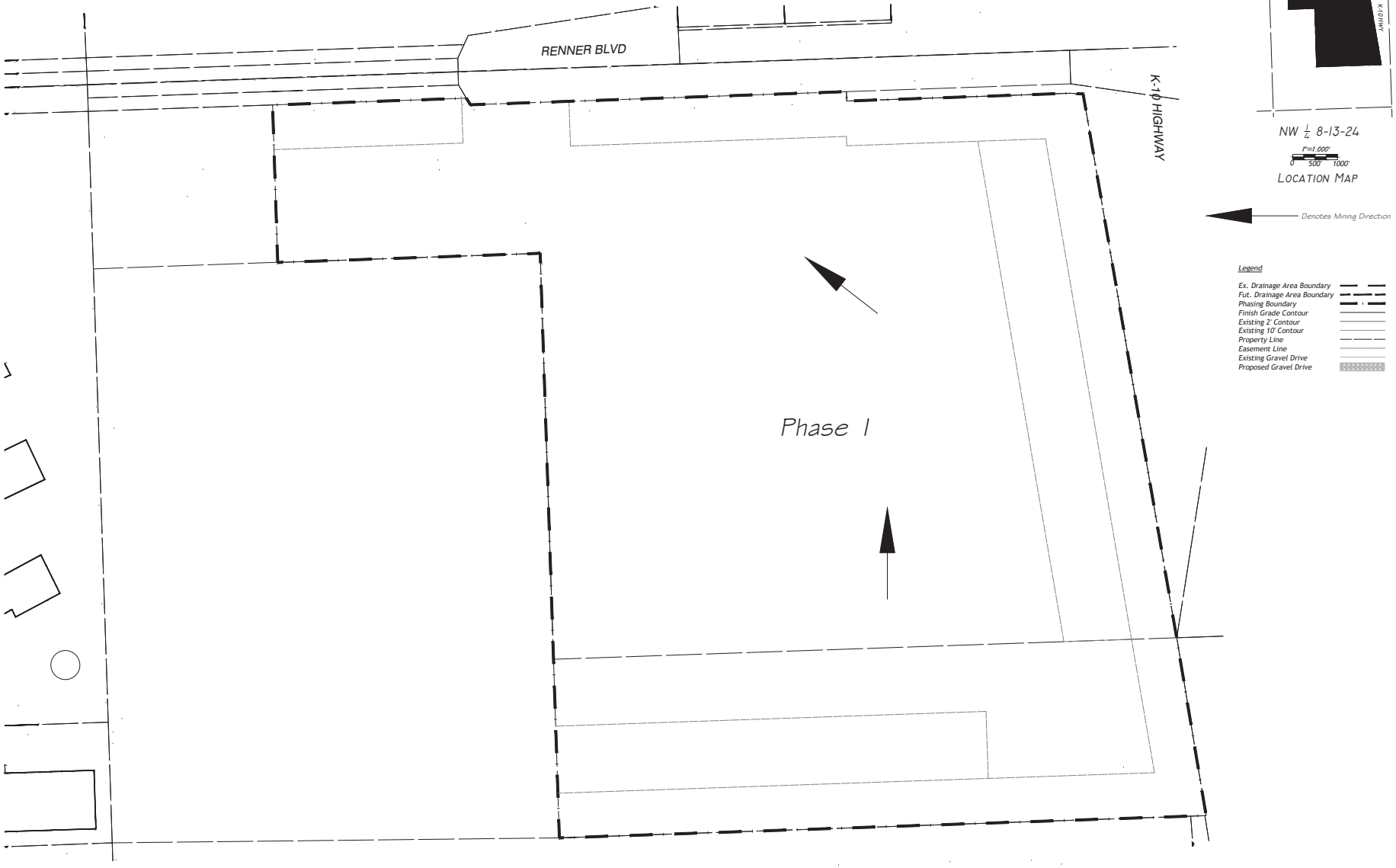
PREPARED FOR:
MID-STATES MATERIALS, LLC
PO BOX 237, TOPEKA, KS 66601
(855)310-ROCK
INFO@MIDSTATESMATERIALS.COM
ATTN: COLE ANDERSEN

Certificate of Authorization:
KANSAS ENGINEERING - E-3749
MISSOURI ENGINEERING - 2026003262

Hometown Engineering
15720 S Keeler St, Ste 100 Olathe, KS, 66062 | 913-256-5296

DAVID WILLIAM BRUCKER
LICENSED
16724
9/25/2026
PROFESSIONAL ENGINEER

WATERONE MINE REMEDIATION PROJECT



NW ¼ 8-13-24

1"=1,000'
0 500 1000'

LOCATION MAP

Denotes Mining Direction

Legend

- Ex. Drainage Area Boundary
- Fut. Drainage Area Boundary
- Phasing Boundary
- Finish Grade Contour
- Existing 2' Contour
- Existing 10' Contour
- Property Line
- Easement Line
- Existing Gravel Drive
- Proposed Gravel Drive

Property & Topo Data Sources:

1. *AIMS (topo)*
2. *Alta Survey (easements) by Kaw Valley Engineering - Aug 28, 2013*

Date of Preparation:
8/16/2026

NO.	BY	DATE	REVISION
1.	DWB	9/25/26	Per City Comments

SHEET
II OF II

WATERONE REMEDIATION
10401 RENNER BLVD
LENEXA, KS 66219
SUP EXHIBIT
PHASING

PREPARED FOR:
MID-STATES MATERIALS, LLC
PO BOX 237, TOPEKA, KS 66601
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DAVID WILLIAM BUCKER
LICENSED
16724
9/25/2026
PROFESSIONAL ENGINEER

PLANNING COMMISSION MEETING MINUTES

August 31, 2026

CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, August 31, 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 Don Horine
Commissioner Jermaine Jamison
Commissioner Curt Katterhenry
Commissioner Cara Wagner
Commissioner David Woolf

COMMISSIONERS ABSENT

Commissioner Ben Harber

STAFF PRESENT

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

APPROVAL OF MINUTES

The minutes of the August 3, 2026 meeting were presented for approval. Hearing no changes or corrections to the minutes of the regular meeting, Chairman Poss entertained a motion to **APPROVE** the minutes as written. Moved by Commissioner Jamison, seconded by Commissioner Burson, and **APPROVED** by a majority voice vote.

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CONSENT AGENDA

1. **Lenexa Business Plaza, Third Plat — Consideration of a revised final plat to replat part of Lenexa Business Plaza, Second Plat on property located at the northeast corner of 95th Street & Monrovia Street within the CP-3, Planned Regional Commercial District. PT26-06FR**

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

REGULAR AGENDA

2. **Meritex Lenexa Executive Park — Consideration of a preliminary plan/plat for a four-building business park on property located at the northeast corner of 99th Street & Britton Street within the BP-1, Planned Business Park and BP-2, Planned Manufacturing Districts. PL26-08P**

APPLICANT PRESENTATION

Mark Rosen thanked Staff for their work in preparing the Staff Report, noting that they had done a good job summarizing the project following several discussions with the applicant. He explained that the application is for a preliminary plat for the next phase of the park. The immediate proposal is to construct a building to contain an equipment yard, shown in yellow on a graphic on the screen, and provide an access easement, shown in green on a graphic on the screen. Three additional future buildings are also shown on the plan; however, Mr. Rosen clarified that there are no immediate plans to construct those buildings. He stated that the expectation is for the future buildings to have an appearance similar to or better than the five existing Meritex buildings on the site. Mr. Rosen explained that the immediate need is for the proposed equipment yard noted as Building 4, which will serve the underground facility by housing cooling equipment and standby generators. The intent is for the equipment yard to have an appearance similar to the existing surface buildings. He provided additional context regarding the location of the proposed equipment yard in relation to the existing Meritex buildings, the Viracor building, the City's Justice Center, Renner Boulevard, and two existing equipment yards that currently serve portions of the underground facility. Mr. Rosen also presented a satellite image showing the approximate footprint of the underground facility in relation to the surrounding surface development. He noted that several of the existing Meritex buildings and the City's Justice Center are located above the underground facility, which also extends beneath portions of Prairie Star Parkway. He identified the approximate location of the proposed equipment yard south of an existing equipment yard. Finally, Mr. Rosen showed a current image of the existing Meritex surface buildings and the proposed renderings for the equipment yard. He explained that the proposed design incorporates a similar color scheme and roofline articulation to the existing buildings so that the equipment yard will appear more like a building and blend with the surrounding development. He concluded his presentation and offered to answer any questions.

STAFF PRESENTATION

Dave Dalecky presented the Staff Report for the Meritex Lenexa Executive Park preliminary plan and plat. The approximately 30-acre site, located at the northeast corner of 99th Street and Britton Street, is proposed to be developed with four buildings totaling 233,587 square feet and includes a four-lot preliminary plat with a future public street. The property is currently zoned BP-1, Planned Business Park District and BP-2, Planned Manufacturing District and is classified Office, Research and Development on the Future Land Use Map, which allows for office, business park, and certain industrial uses. Mr. Dalecky explained that the existing BP-1 and BP-2 zoning boundaries bisect the site and do not align with the proposed lot lines. Consistent with City policy, Staff expects future rezoning of the property to align the zoning boundaries with the property lines when Buildings 1 and 2 are developed. The proposed lot

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configuration was designed to accommodate the existing sanitary sewer, gas, and overhead power easements across the site. Most proposed access points are acceptable; however, the access point from Britton Street nearest 99th Street will need to be relocated farther north due to its proximity to the intersection. Lot 4 will be served by an access easement, while Lot 3 will ultimately be accessed from a future public street, identified as Scarborough Street. Mr. Dalecky clarified that Building 4, referred to by the applicant as an equipment yard, will be treated as a walled building with four sides and no roof. The approximately 27,500-square-foot structure will range from 14.5 to 25.5 feet in height, with an average height of approximately 20 feet, and will be largely obscured from Renner Boulevard by the site's topography. It will house equipment serving the subsurface Meritex development. The proposed building is approximately 1,684 feet from Prairie Creek Apartments and 2,260 feet from the Luxe Residences. Staff determined that the proposed Building 4 is permitted in the BP-1 Zoning District as a Wholesale and warehousing, limited use because it will primarily store equipment and materials, have low turnover and minimal traffic, and remain below the 50,000-square-foot building size threshold stated in the definition of the use. Staff recommends approval of the Meritex Lenexa Executive Park Plan and Plat.

PLANNING COMMISSION DISCUSSION

Commissioner Dharod asked for clarification regarding the intended day-to-day use of Building 4, noting that it would have walls but no roof. He questioned whether the proposed use could generate significant operational noise that might affect nearby residential areas or potential future office development. He also asked whether any noise analysis had been conducted for the project. David Dalecky stated that, like all developments, the project is subject to maximum decibel level standards at the property line. For industrial zoning districts, including BP-1 and BP-2, the maximum permitted noise level is 70 decibels during daytime hours from 7:00 a.m. to 7:00 p.m. and 65 decibels from 7:00 p.m. to 7:00 a.m. He noted that the proposed development would be required to comply with these standards. Mark Rosen stated that he did not have specific scientific data or statistics regarding the anticipated decibel levels from the proposed equipment. He explained that Building 4 would contain the same type of equipment as the existing equipment yard to the south, including air conditioning equipment and standby generators, although the proposed development would include a higher quantity of equipment. He noted that the standby generators would be the loudest equipment but would operate only during power outages, routine maintenance, or periodic exercising. The air conditioning equipment would operate more continuously but would generate less noise. Mr. Rosen also emphasized that the applicant owns the surrounding land and has a vested interest in maintaining its value for future development. He stated that the applicant is cognizant of Building 4's potential impacts on the surrounding properties and is comfortable with its proposed location and use without concern that it would devalue the adjacent land.

Commissioner Wagner stated that her questions also centered on noise. She said the explanation regarding the equipment and its intended normal operation was helpful and answered her questions. She thanked the applicant and Staff.

Commissioner Katterhenry stated that his primary question had been regarding the proposed screening, which appeared to be adequately addressed, as well as the building's relatively centered location on the property. He also commented on noise, noting that enclosing the equipment within the building should help direct any noise upward rather than outward, thereby minimizing potential impacts on surrounding properties.

Chairman Poss asked David Dalecky to display the slide explaining how Staff determined that the proposed use was consistent with the BP-1 Zoning District. He stated that, in reviewing the application, he focused less on the type of equipment being installed and more on how the equipment would be used. He noted that the proposed use appeared to be relatively low intensity based on the nature of the equipment and the servicing and maintenance it would require. Chairman Poss then asked Mark Rosen

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what the equipment would specifically serve within the underground facilities and whether its primary purpose would be to remove heat. He referenced his familiarity with the underground caves and the mechanical equipment used to maintain safe conditions for facilities such as the National Archives. Mr. Rosen explained that the proposed equipment yard would serve an existing tenant, which is the same tenant currently using the equipment yard to the south shown on the satellite image. He described the tenant's operation as a co-location facility, which he compared to an apartment complex for computer services. He explained that companies, such as banks, can lease private spaces within the facility to house computer servers, while the tenant provides the backup power, air conditioning, and other systems necessary to keep the servers operating continuously. Mr. Rosen stated that the tenant has been with the applicant for more than 20 years, resulting in a long-term relationship and a strong understanding of the tenant's business operations and equipment needs. Chairman Poss thanked Mr. Rosen for the additional explanation.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for PL26-08P – **Meritex Lenexa Executive Park** located at the northeast corner of W. 99th Street and Britton Street, for Office, Wholesale and warehousing, general and Wholesale and warehousing, limited uses

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

3. Santa Fe Commerce Center — Consideration of a preliminary plan for an industrial development on property located at the northeast corner of Santa Fe Trail Drive & Lakeview Avenue within the BP-2, Planned Manufacturing District. PL26-10P

APPLICANT PRESENTATION

Dan Finn, civil engineer with Phelps Engineering, introduced himself and Brandon Becker, the owner and developer. He stated that the approximately 18-acre project is located off Santa Fe Trail Drive, just north of 119th Street. The project was previously approved in February 2024, but the approval lapsed when a final plan was not submitted before February 2026. The applicant is now seeking approval of the preliminary plan with the intent to proceed immediately with the final plan and building permits. The project includes two buildings totaling approximately 222,550 square feet, stormwater detention and treatment facilities, and an outdoor storage lot at the northeast corner. Improvements include new right-turn lanes at the northern and third entrances, striping of the existing southern right-turn lane, and installation of sidewalk, curb and gutter, and stormwater infrastructure along the frontage. Mr. Finn noted that the buildings would incorporate concrete panels, aluminum, and glass storefront. Berming, landscaping, and a screen wall would be provided along the southern edge to screen the truck dock from view. The project includes a deviation to allow fencing to extend to the 50-foot build line rather than the required front setback established from the building. Because the building is set back approximately 100 feet, this would provide an additional 50 feet of storage area. The outdoor storage area would be fully screened with solid vinyl fencing, including sections with masonry columns. Mr. Finn noted that Staff recommends masonry columns along Santa Fe Trail Drive and the north property line. The applicant instead proposes wrapping the columns around the northeast and southeast corners, citing the existing trees along the north property line that would largely obscure the columns. He stated that this approach would provide a better visual result while preserving the existing trees. Mr. Finn concluded by stating that the applicant was available for questions and was excited to move the project forward.

STAFF PRESENTATION

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Noah Vaughan presented the preliminary plan for Santa Fe Commerce Center, located at the northeast corner of Lakeview Avenue and Santa Fe Trail Drive near I-35 and the southern city limits. The approximately 18-acre development consists of four existing parcels, all zoned BP-2 with a Business Park Future Land Use designation. The proposal includes two industrial buildings totaling approximately 222,550 square feet. Mr. Vaughan noted that a similar preliminary plan and final plat were approved in 2024, but the preliminary plan expired before a final plan was submitted, and the final plat has not yet been recorded. The current proposal is generally consistent with the previously approved plan, with minor changes including a slight relocation and three-foot increase in height for Building 1, bringing it to 45 feet, the maximum permitted height in the BP-2 District. Other revisions include adjustments to the stormwater detention area, landscaping, and parking. The proposed final plat would establish two development lots and two tracts. Tract A would contain the stormwater detention area, while Tract B contains Lakeview Avenue, which currently serves as a private drive. Mr. Vaughan noted that the sidewalk easement should be renamed as a trail easement on the final plat, while maintaining the proposed five-foot sidewalk. The project also includes an outdoor storage area enclosed by an eight-foot vinyl fence, with portions incorporating masonry columns. The fence would be located 50 feet from the front property line, requiring a 50-foot deviation because it would extend beyond the building's 100-foot front setback. Mr. Vaughan stated that Staff recommends approval of the preliminary plan with two conditions: installation of the five-foot public sidewalk in conjunction with construction of the first building, and provision of internal sidewalk connections between Lots 1 and 2 with the final plan. The preliminary plan is scheduled to be considered by the Governing Body on September 15th.

PLANNING COMMISSION DISCUSSION

Commissioner Woolf asked about the applicant's proposed fencing, noting that the applicant had indicated the fencing would not wrap around the north side and that the pillars would be omitted in an effort to retain the existing trees as much as possible. Commissioner Woolf stated that the City's report showed the pillars continuing along the entire north side and asked if that was correct. Mr. Vaughan stated that the City's report reflected the information provided to Staff. He explained that he was unaware of the proposed fencing modification until the applicant presented it and therefore deferred to the applicant for clarification. Scott McCullough said that he recalled the fencing design being revised, likely between the Planning Commission and Governing Body meetings. He believed the applicant's representation reflected where the plan had ultimately landed.

Commissioner Katterhenry stated that he had nothing further to add and felt the proposal closely matched what had been previously approved and had no problem with moving forward that same way.

Commissioner Burson stated that he supported the project and plan but requested clarification regarding access to the properties west of the parcel. He asked whether the private drive shown on the plans would provide access to the northern building west of the site and whether Frey Wagner would continue to have ingress and egress through the private drive. Noah Vaughan clarified that the existing Lakeview Avenue, which is labeled as a private drive, would continue to provide access. He explained that the proposed additional access point would primarily serve Building 1 and the truck and trailer parking area, while connections would remain available to the property west of the site. Commissioner Burson noted that the plans appeared to show an access connection extending onto another property and asked whether the applicant also owned that property. Brandon Becker, the developer, explained that Lakeview Avenue had been abandoned and incorporated into the development as a private drive. He stated that Frey Wagner and the two proposed buildings were part of the same business park and that a circular vehicular access system would provide connectivity throughout the development. He further explained that an easement would allow access along the north side of Building 1 and provide egress through the north side of Lot 2. Commissioner Burson clarified that his concern was simply ensuring that the development was not proposing construction on property owned by someone else without their approval. Stephanie Sullivan

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provided an additional clarification, noting that when the project was reviewed in 2024, the project included a request to vacate Lakeview Avenue and "abandoned" was an incorrect term. The street was vacated. She clarified that Lakeview Avenue was formerly a public street but is now a private drive.

Commissioner Horine asked for clarification regarding the outdoor storage and whether the proposed fence would be eight feet tall. Noah Vaughan confirmed that the fence would be eight feet tall. Commissioner Horine also asked whether the outdoor storage would remain below the top of the fence, which Mr. Vaughan confirmed the outdoor storage would be below the top of the fence.

Commissioner Horine stated that he wanted to ensure the outdoor storage would not be highly visible from the development to the north at Southlake Office Park, noting that the development had been carefully designed and that he did not want the buildings to look out onto piles of stored materials.

Chairman Poss stated that he agreed with Staff's assessment and recalled that the project had previously generated extensive discussion regarding the fence along the north property line. He agreed with the applicant's representation that the fence would wrap around the corner as proposed.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for PL26-10P – **Santa Fe Commerce Center** at the northeast corner of Santa Fe Trail Drive and Lakeview Avenue, for an industrial development, with the following conditions:

1. A five-foot wide public sidewalk along Santa Fe Trail Drive shall be provided on the final plan and shall be constructed by the applicant in conjunction with the first building.
2. Internal sidewalk connections linking the two buildings within the development shall be provided on the final plan.

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

STAFF REPORT

Stephanie Sullivan stated that Staff had one report from the City of Lenexa's Fire Department.

Andrew "Butch" Diekemper addressed the Commission and introduced Captain Dave Little as the City's incoming Fire Marshal. Chief Diekemper shared that October 1, 2026 would be his final day with the City of Lenexa before retiring after nearly 40 years in the fire service, 28 years with the City of Lenexa Fire Department, and 10 years in his current role as the City of Lenexa's Fire Marshal. He stated that it had been an honor to work with the Commissioners over the past 10 years and expressed his appreciation for the projects they had worked through together. Mr. Diekemper announced that Captain Dave Little would assume the role of Assistant Chief of Fire Prevention, also serving as Fire Marshal, effective October 3rd. Chairman Poss thanked Mr. Diekemper for his years of service to the City and expressed appreciation for his professionalism and collaboration on numerous projects.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 7:50 p.m. on Monday, August 31, 2026.

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